

RECHE CANYON SPECIFIC PLAN

Prepared For:

CITY OF COLTON

Prepared By:

POD/SASAKI

ORDINANCE 0-18-90

AN ORDINANCE OF THE CITY OF COLTON CITY COUNCIL AMENDING ORDINANCE 1602, ADDING SECTION 18.12.15B TO CREATE THE RECHE CANYON SPECIFIC PLAN KNOWN AS FILE NUMBER D-60-90. AN ORDINANCE ALSO APPROVING OF, AND ACCEPTING AS COMPLETE, THE RECHE CANYON ENVIRONMENTAL IMPACT REPORT.

WHEREAS, the City of Colton City Council has held a public hearing as required by law to consider the Reche Canyon Specific Plan; and

WHEREAS, the City has commissioned the creation of the Specific Plan in order to provide for the orderly, aesthetic development of Reche Canyon; and

WHEREAS, the City Council has found the Specific Plan to further the goals of the City and to benefit the Canyon Residents; and

WHEREAS, the property known as Tentative Tract 12201 will be considered under its present zoning; and

WHEREAS, the City Council does make the following findings:

- 1) The Plan is consistent with the City of Colton General Plan adopted in 1987.
- 2) The Plan is compatible to surrounding Cities' General Plan.
- 3) The Plan does not substantially amend the Colton General Plan.
- 4) All comments have been given due consideration.
- 5) The Plan furthers the City's commitment to maintain a high quality life style, protect property values, provide for the health and safety of its residents and promote quality

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development.

6) The Plan has been scrutinized and found to be in conformance to all applicable state and local requirements.

WHEREAS, the City Council has found the Plan's Draft Environmental Impact Report (EIR) to be comprehensive and complete;

NOW THEREFORE, BE IT ORDAINED that the City Council of the City of Colton does hereby approve the Roche Canyon Specific Plan excluding herewith the property known as Tentative Tract 12201, and further the City Council does find the Environmental Impact Report to be of sufficient scope and completeness.

BE IT FURTHER ORDAINED that the two documents are hereby adopted by reference.

APPROVED and ADOPTED this 5th day of February, 1991.


FRANK A. GONZALES Mayor

ATTEST:

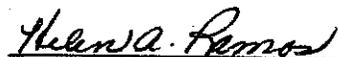

HELEN A. RAMOS
City Clerk

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RECHE CANYON SPECIFIC PLAN

CHAPTER ONE:

INTRODUCTION

This is the Reche Canyon Specific Plan. The plan is intended to set detailed land use, circulation, public service, design, and landscaping standards for the approximately 2,920 acre Reche Canyon area between the San Bernardino County line on the south and Barton Road on the north. In general the planning area encompasses the Reche Canyon watershed within San Bernardino County. The planning area incorporates portions of the City of Colton, the City of Loma Linda, and unincorporated territory administered by the County of San Bernardino.

Reche Canyon is continuing to change from a predominantly rural community to a suburban community of diverse land uses and lifestyles. In response to this continuing trend, the City of Colton has chosen to take advantage of a broad range of planning tools for implementing future development plans. One of the most successful of these tools is the specific plan.

The specific plan provides an opportunity to establish the rate of land conversion, determine the most appropriate uses for the area in greater detail than would otherwise be possible through traditional zoning tools; provide tailored site-specific design standards; and, generally determine the infrastructure necessary to service eventual development of the land.

The following chapter describes the Reche Canyon Specific Plan area as it currently exists and trends affecting the area. Chapters Three through Seven comprise the plan itself. These chapters set goals and objectives for the plan, describe a land use plan for the future of the area, set land use and development standards, establish design and landscape guidelines, and outline and implementation strategy for bringing the plan about.

The remainder of this chapter outlines the background, purpose and intent, and authority for the specific plan.

1.1 PROJECT BACKGROUND

Citizen concerns growing out of increased growth pressures in the canyon area, coupled with the visual and land use impacts of new tract developments, and increased traffic along Reche Canyon Road provided the prime impetus for this specific plan. In response to these pressures, the Colton City Council authorized the preparation of this plan in conjunction with the City of Loma Linda and the County of San Bernardino.

The City of Colton was the primary sponsor of the planning effort because most of the area's current population lives within Colton. The specific plan itself evolved through a series of

meetings with the Reche Canyon Advisory Committee, a group of local residents, developers, land owners and city representatives, appointed to guide the planning effort.

1.2 PURPOSE AND INTENT

The overall purpose of the specific plan is to provide a link between the general plan, with its city-wide policies, and the detailed procedures and restrictions inherent in the implementation tools such as the zoning and subdivision ordinances. The specific plan tailors the broad policy of the general plan to focus on a precise area with the intention of implementing overall city policy. Thus, this specific plan has been prepared to provide the essential link between the policies of the Colton General Plan, and the Loma Linda General Plan and San Bernardino County General Plan, and the actual development of the Reche Canyon area.

Functioning as a regulatory document, the Reche Canyon Specific Plan provides a systematic means of detailing and implementing the applicable general plans. In addition, this specific plan is intended to provide comprehensive guidelines for the future development of the Reche Canyon planning area, while maintaining a high degree of development flexibility. The specific plan employs land use control mechanisms and specific design criteria that establish the type, location, intensity and character of development taking place. Thus, the Reche Canyon Specific Plan will ensure an ongoing consistency of land usage, design, and architectural treatment, a logical phasing of development, and the adequate and efficient provision of public services over the extended life of development in the Reche Canyon area.

1.3 AUTHORITY AND SCOPE

California state law authorizes cities and counties to adopt specific plans for implementing their general plans and redevelopment plans. A specific plan includes the detailed regulations, conditions, programs and proposed legislation that are necessary or useful for the systematic implementation of the general plan or redevelopment plan. The specific plan provides the link between the general plan of a city with its city-wide policies, and the detailed procedures and restrictions inherent in implementation tools such as zoning ordinances and subdivision ordinances.

Government Code Section 65451 states that a specific plan shall include graphics and text that discuss in detail all of the following subjects:

1. The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area.

3. Any and all development and design standards, including criteria for conserving, developing, and utilizing natural resources.
4. A program for implementation measures including regulations, programs, public works projects, and financing measures to implement all of the above.

In response to government requirements, this specific plan has been prepared to provide the essential link between the policies of the Colton General Plan and actual development within the Reche Canyon Specific Plan area. By functioning as a regulatory document, the Reche Canyon Specific Plan provides a means of implementing and detailing the Colton General Plan. The establishment of specific performance, design and use guidelines is an attempt to carefully monitor future development in the area while maintaining a high degree of development flexibility. The Reche Canyon Specific Plan will assure consistent and sensitive land use, design, architectural development and rehabilitation, circulation improvements, and the adequate and efficient provision of public services over the life of the development plan.

RECHE CANYON SPECIFIC PLAN

CHAPTER TWO:

THE SETTING

This chapter summarizes the existing physical conditions found in and around Reche Canyon and public policy as set out in the general plan. The main issues relating to the specific plan and arising from the existing conditions and public policy are then addressed.

2.1 REGIONAL LOCATION

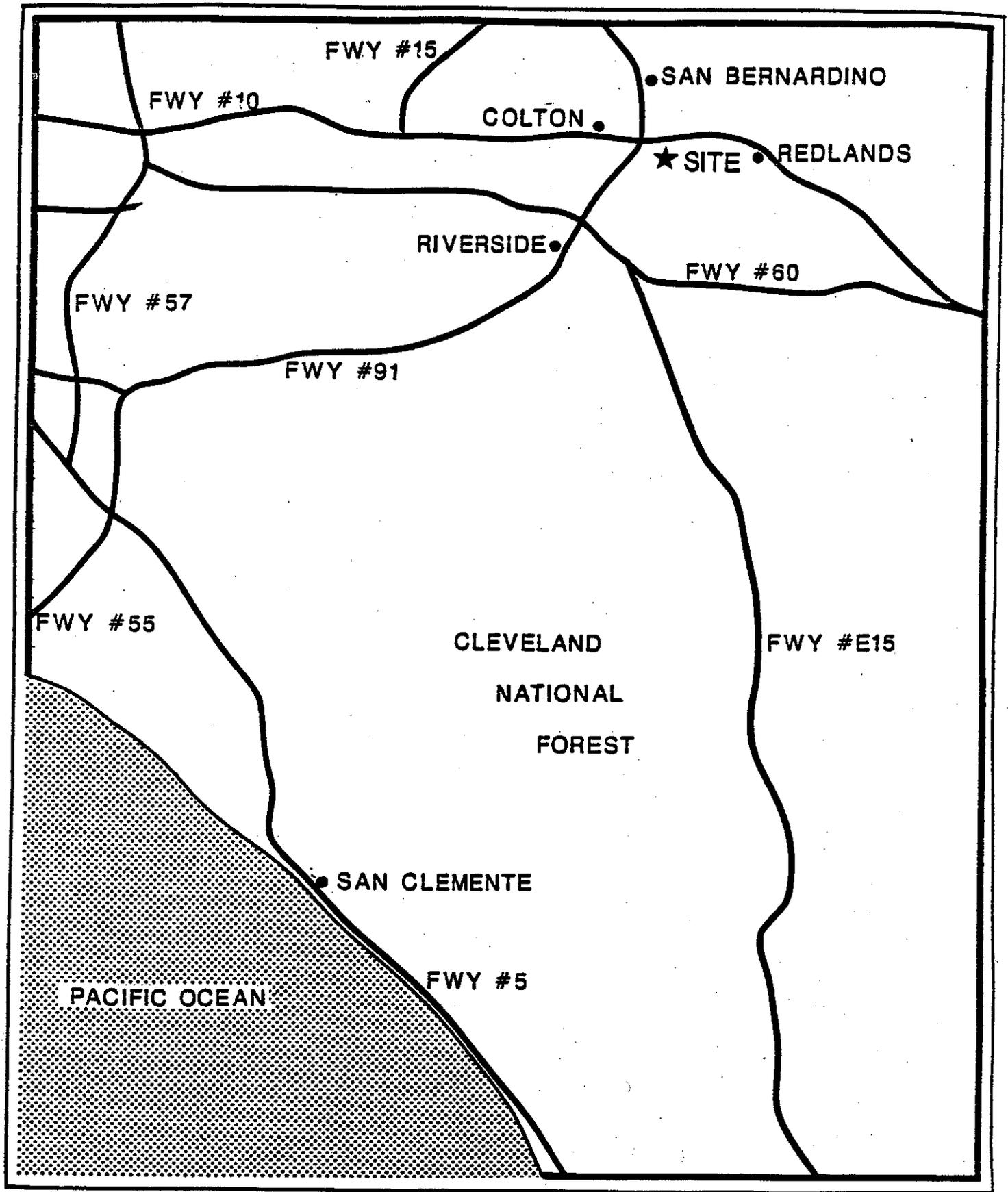
The Reche Canyon Specific Plan area encompasses that portion of Reche Canyon between the mouth of the canyon and the Riverside County line, within San Bernardino County. The project is primarily in the City of Colton with a small portion in the City of Loma Linda. The specific plan area is made up of 1,562 acres of the City of Colton, 970 acres of the City of Loma Linda and 378 acres belonging to San Bernardino County. As Figure 1 illustrates, regional access from the east and west is provided by the San Bernardino Freeway (I-10), and north-south access by the Riverside Freeway (I-215). Local access is provided by Reche Canyon Road, which bisects the project site, and Barton Road which acts as the northern boundary of the project site. (See Figure 2.)

The specific plan area is located within the southern foothills of Colton and Loma Linda encompassing approximately 2,920 acres (4.56 square miles) of the Reche Canyon watershed north of the Riverside County line.

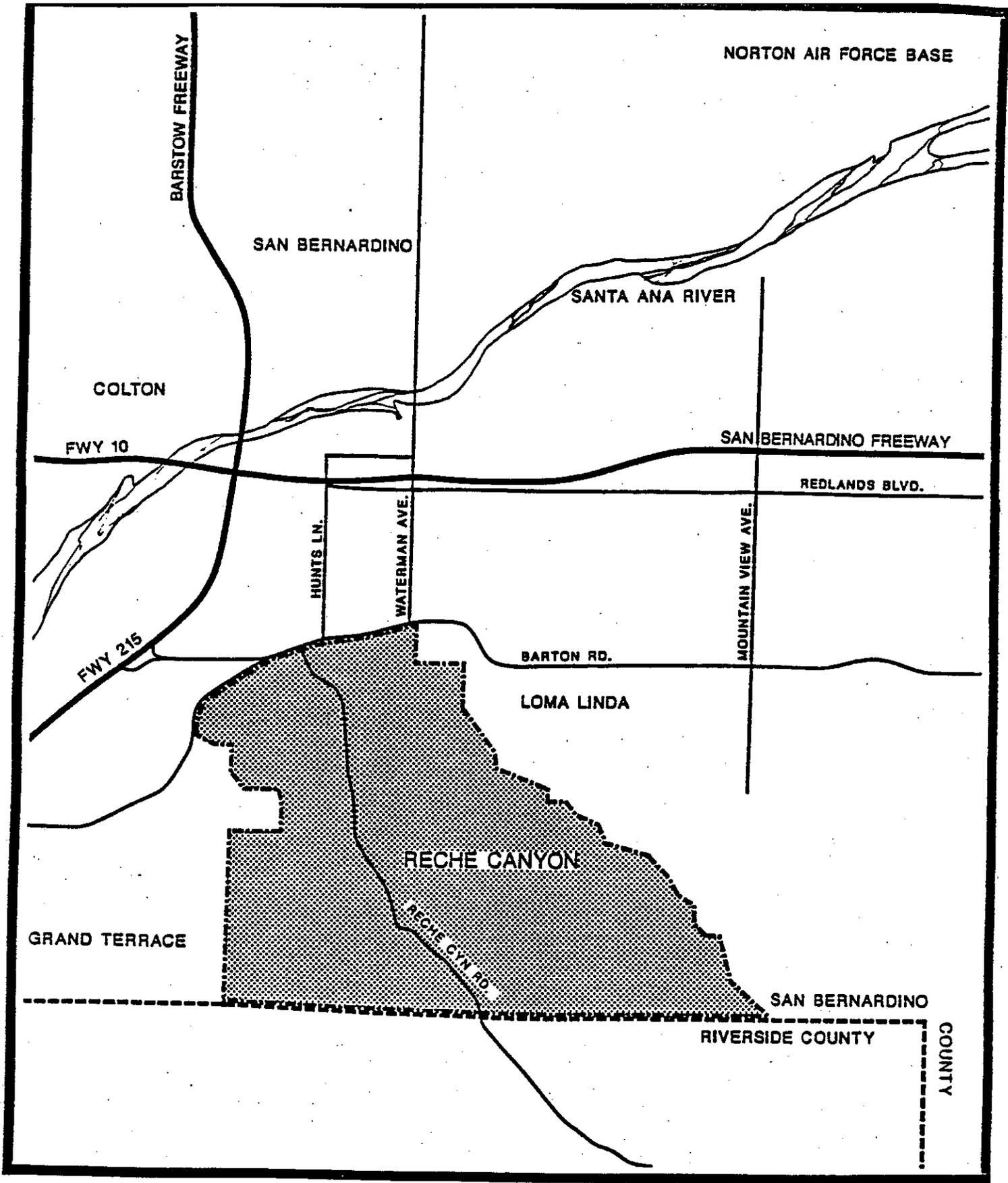
2.2 TOPOGRAPHY AND GEOLOGY

2.2.1 Topography

In general, the Reche Canyon area is typified by northwest tending ridges and valleys, with east-west ridges in the southern portion of the planning area. Elevations within the planning area range from 1,000 feet above sea level to over 2400 feet above sea level. Slope gradients vary from flat alluvial valleys to ridgetops with slopes greater than 2:1 (horizontal:vertical). The southwestern portion of the planning area is dominated by the smooth, steep slopes of Blue Mountain which rises to an elevation of 2428 feet. Grades on the mountain range from 3:1 to nearly vertical.



REGIONAL MAP



VICINITY MAP

In general, the specific plan area has steep slopes, and potentially erodible soils. This requires a greater level of sensitivity to topographical issues.

2.2.2 Geology and Soil

Geology

The planning area is underlain with Pliocene and Pleistocene nonmarine sedimentary rocks with a shallow cover of alluvial and colluvial deposits. Except in the Blue Mountain area, soft, young alluvial bedrock underlies the upland hills. Bedding surfaces subparallel to slopes have been mapped in the northeastern and east central portions of the Specific Plan Area.

Soils

In the northeastern portions of the planning area, the hills are composed primarily of San Timoteo Loam. San Timoteo loam is characterized as moderately permeable with rapid runoff and high erosion potential. Saugus type soils occupy about 30 percent of the eastern hills. The saugus soil type is also characterized as having rapid runoff and high erosion potential. Vista type soils occupy the west-central uplands. This soil is a coarse sandy loam with slow to medium runoff and moderate erosion potential. Blue Mountain is primarily composed of 65 to 145 million year old granites.

With the exception of the Blue Mountain area, upland soils provide significant constraints for development due to potentially unstable soils and adverse bedding planes. Such combinations of unstable soils and adverse bedding planes are major contributors to slope failure after grading.

On the valley floors, soils are primarily of the San Emigdeo type. This soil is a sandy alluvial loam with high permeability, slow to moderate runoff, and only slight to moderate erosion potential.

Alluvial soils found on the valley floors are best suited for development in the area. (See Figure 3.)

2.2.3 Seismicity

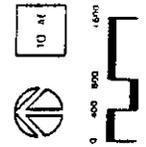
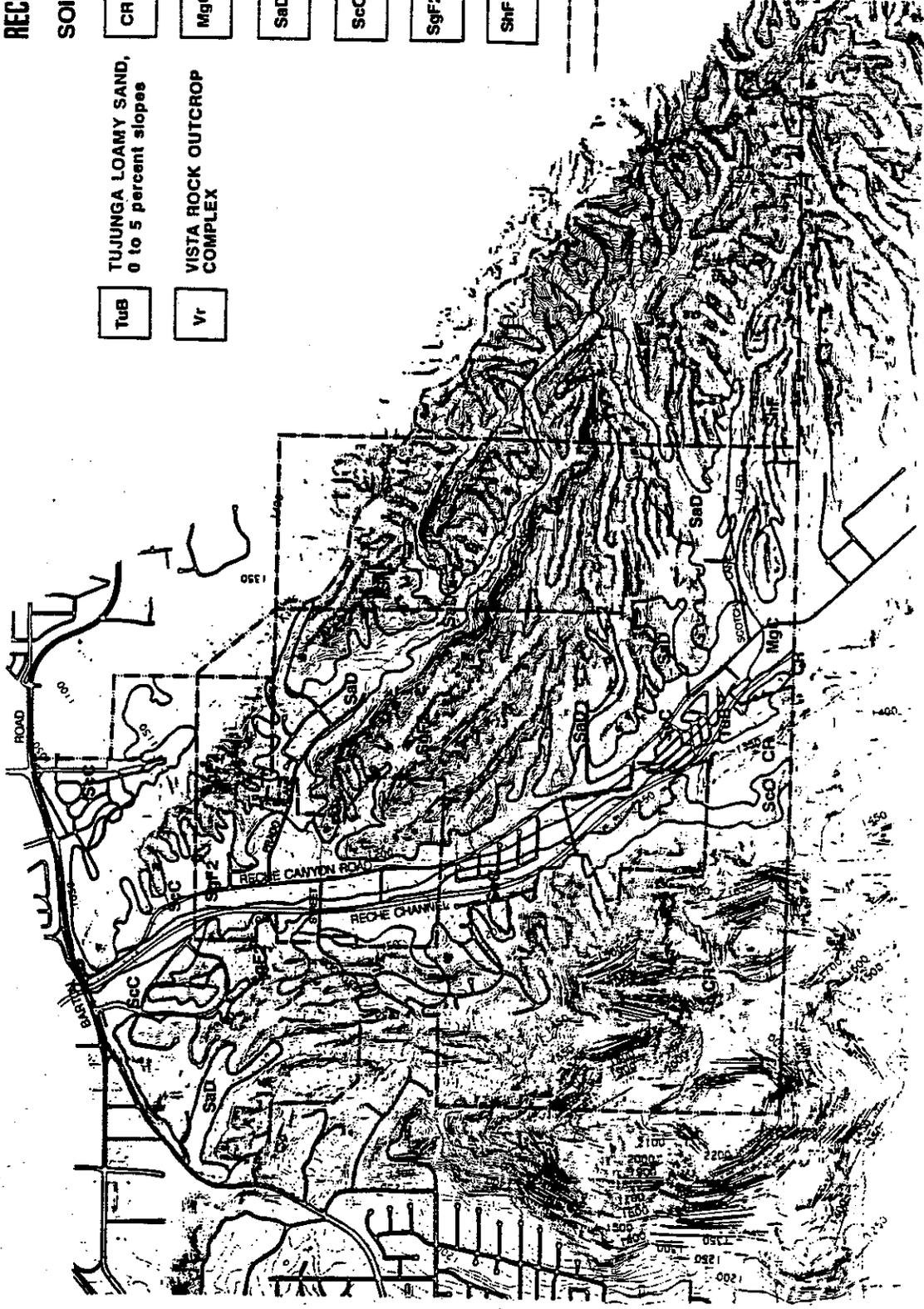
Damage from earthquakes is of significant concern in the San Bernardino/Riverside region due to the close location of the San Andreas and San Jacinto faults. (See Figure 4.) The San Andreas Fault is about 9 miles northeast of the planning area. The San Jacinto fault passes along the eastern edge of the planning area. A second fault, the Rialto-Colton, passes through the southwestern portion of the planning area. There is a third fault conjectured to run along the canyon floor in a northwest-southeast direction. This fault is highly conjectural, it also appears to be relatively old and inactive.

RECHE CANYON SPECIFIC PLAN

SOILS

- TuB** TUJUNGA LOAMY SAND, 0 to 5 percent slopes
- Vr** VISTA ROCK OUTCROP COMPLEX
- CR** CINEBA - ROCK OUTCROP COMPLEX
- MgC** METZ COARSE SANDY LOAM, 2 to 9 percent slopes
- SaD** SAN EMIGDEO SANDY LOAM, 9 to 15 percent slopes
- ScC** SAN EMIGDEO FINE SANDY LOAM, 2 to 9 percent slopes
- SgF2** SAN TIMOTELO LOAM, 30 to 50 percent slopes, eroded
- SaF** SAUGUS SANDY LOAM, 30 to 50 percent slopes

--- JURISDICTION BOUNDARY
 --- SPECIFIC PLAN AREA BOUNDARY

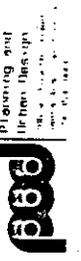
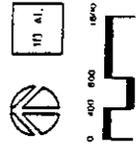
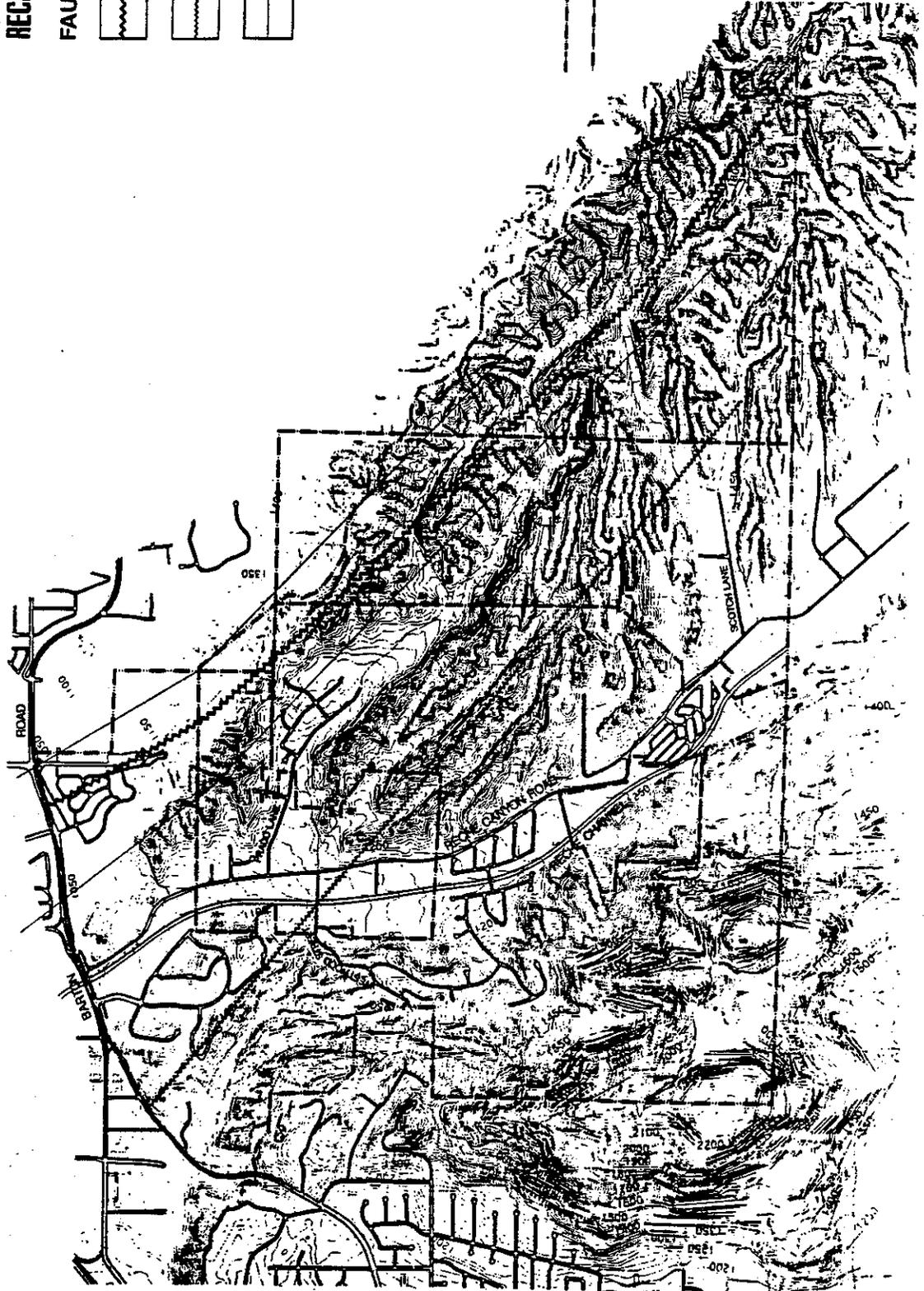


RECHE CANYON SPECIFIC PLAN

FAULTS

-  SAN JACINTO FAULT
(COLTON GENERAL PLAN)
-  CONJECTURED FAULT
-  FRACTURE ZONE

-  JURISDICTION BOUNDARY
-  SPECIFIC PLAN AREA BOUNDARY



The San Jacinto and the Rialto-Colton faults are considered to be active, and have been major influences in shaping the canyon itself. The San Jacinto fault is estimated to be capable of a 7.5 Richter magnitude earthquake, and the Rialto-Colton fault is estimated to be capable of a 6.5 to 7.5 earthquake. Considerable damage could result from earthquakes along either the San Jacinto or Rialto-Colton faults and development should be avoided across or near these fault lines.

Other potentially active faults which could affect development in the area include the Whittier-Elsinore fault, about 25 miles southwest, the Loma Linda fault, the Claremont fault, and the Banning fault.

2.2.4 Flooding and Drainage

The major drainage way and collector for storm waters in the 7200 acre Reche Canyon watershed is Reche Canyon Channel, which flows northward through the canyon, turns to the west at the mouth of the canyon and then flows into Santa Ana River. Although the channel is considered adequate to convey most low flow storm runoff, it is considered inadequate to convey major storm flows.

Reche Canyon is subject to flooding during a 100 year storm because Reche Canyon Channel currently does not have the capacity to carry a 100 year storm. A 100 year storm has a one percent chance of happening at any particular time. An analysis of flooding maps indicates that most flooding along the Reche Canyon Channel is confined to the area between Reche Canyon Road and the channel itself. But the flood could cross Reche Canyon Road near Prado Lane and at the mouth of the canyon near Barton Road.

Future development between Reche Canyon Road and the channel must be designed so that it is at least 1 foot above the level of the 100 year flood. This is the normal design standard used for virtually any development in the United States. Until such time as the capacity of Reche Canyon Channel is increased, future development within the Reche Canyon watershed must not increase the rate or height of floodwaters downstream.

Adequate funding is not presently available to improve the Reche Canyon Channel to carry the entire 100 year flood within its banks. Such a project will be very expensive, and cannot be borne by a single development. Alternative means of easing the flooding situation include development of detention basins in the side canyons (especially Prado Canyon and Scotch Canyon), and on the main channel near the Riverside County line. Such basins hold floodwaters back so that they can be released at a controlled rate, thereby reducing the peak rate and height of a flood. (See Figure 5.)

2.3 VEGETATION AND WILDLIFE

2.3.1 Vegetation

Generally, vegetation throughout the Reche Canyon area consists of grasses and low woody shrubs with some desert scrub elements. The Reche Canyon area can best be described as a

RECHE CANYON SPECIFIC PLAN FLOODING AND DRAINAGE

100 YEAR FLOOD PLAIN

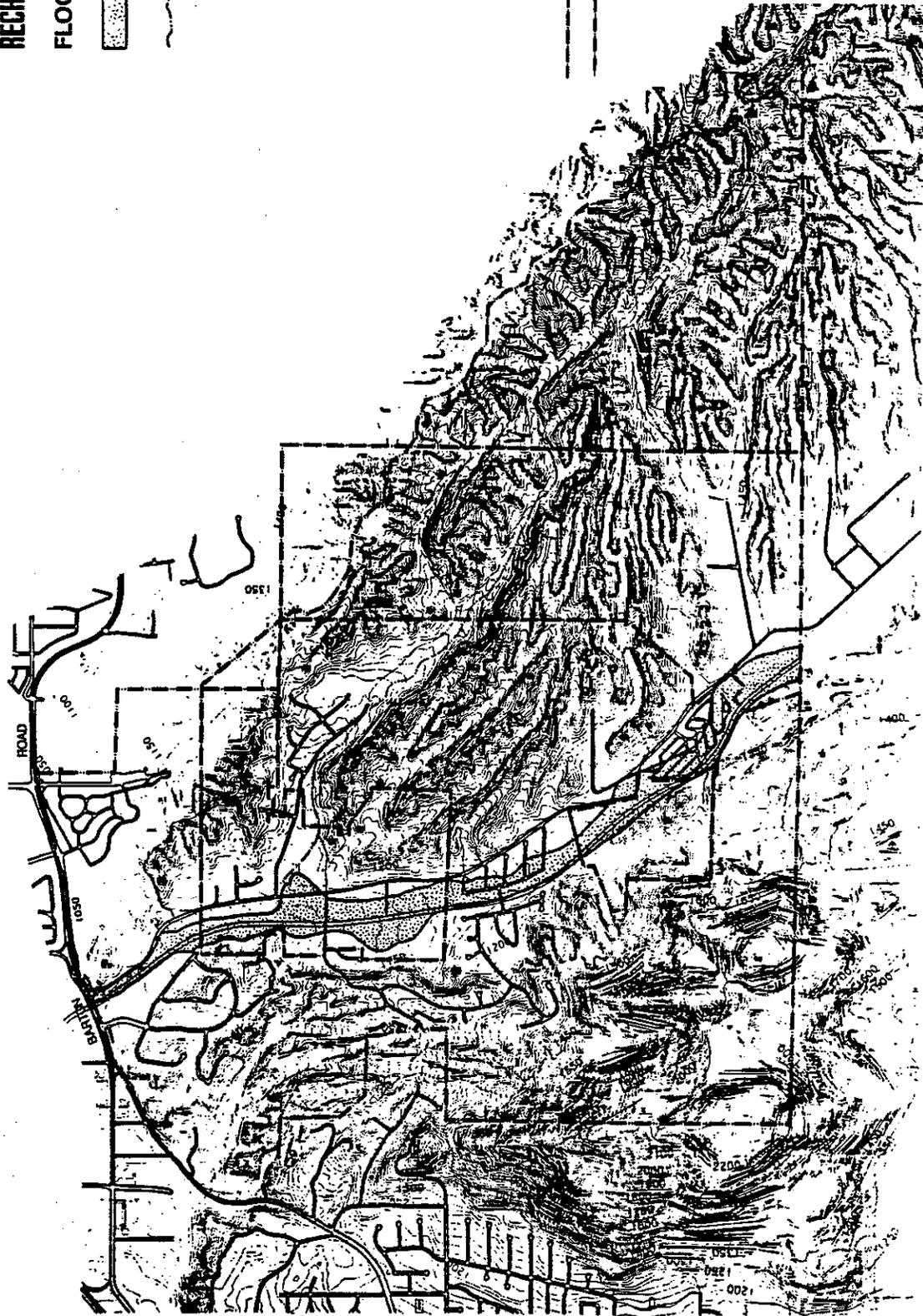
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SPECIFIC PLAN AREA BOUNDARY



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transition zone between foothill grassland and desert scrub plant communities. Often transition communities are small perennial shrubs usually 1 to 3 feet in height with an understory of winter annuals. Because of the steep slopes and porous soils throughout the planning area, vegetation is generally of poor quality and sparsely distributed.

Specifically, the southwestern portion of the plan area, which is dominated by Blue Mountain, has a unique vegetation environment. Dominant shrubs include; White Brittlebrush, and Tree Tobacco on the well drained slopes and Seep Willow, Poison Oak and Castor Bean growing in the sandy bottoms and gullies. Several small groves of Western Sycamore and Red Willow are found along the drainage ways flanking Blue Mountain.

The eastern ridges have a mixture of annual grasses with scattered shrubs such as; Tree Tobacco, California Buckwheat and Russian Thistle. Additionally, there are a few smaller trees including Sugar Brush, Squaw Bush, Dwarf Interior Live Oak and Mojave Yuccas.

The canyon floors maintain habitats that intergrade with canyon walls. However, the following species are unique to this portion of the plan area; Beavertail and Cholla Cactus.

2.3.2 Wildlife

Some potentially viable habitats for wildlife exist along the creeks in the upper portions of Prado and Scotch Canyons. No rare or endangered species of plants or animals have been sighted in the planning area in recent years, but the general nature of the terrain and vegetation in the area indicate that there may be isolated pockets of endangered species such as the Stephens' Kangaroo Rat, which has been spotted just inside the Riverside County Line. Other protected species such as the Peregrine Falcon, Cooper's Hawk, Sharp-skinned Hawk, and Golden Eagle probably use the undeveloped portions of the planning area for foraging.

Much of the existing undeveloped land in the planning area has been heavily impacted by off-road vehicle usage. This has severely damaged existing wildlife habitats and increased the potential for erosion by destroying the native plant cover.

2.4 CLIMATE

Typical of coastal valleys in southern California, the planning area's climate is characterized by long, hot, dry summers and short, mild winters. Average maximum temperatures range from 64 degrees fahrenheit in January, to 99 degrees fahrenheit in July. The record minimum is 25 degrees fahrenheit. Precipitation occurs mainly during winter months. Annual precipitation ranges from 9 to 18 inches.

Normal daytime winds flow from the west at approximately 5 miles per hour, while nighttime winds flow from the northeast and east at approximately 3 to 4 miles per hour. During late summer and fall, Santa Ana Winds interrupt the normal wind patterns.

2.5 EXISTING LAND USAGE

The Reche Canyon Specific Plan area encompasses approximately 2,920 acres (4.56 square miles) in the Reche Canyon watershed north of the Riverside County line. While the plan is being sponsored by the City of Colton, two other jurisdictions, the County of San Bernardino and the City of Loma Linda, have land within the planning area, and are cooperating in this effort.

The overall land use character of Reche Canyon is that of a predominantly low density, semi-rural residential community that is transitioning to a more intense suburban character. Approximately 24% of the planning area is developed, primarily in residential uses. More than half of the area's currently developed and used land is characterized by low density, custom built residences on large lots. Recently built, or currently under construction, suburban tracts account for about 20% of the developed land area. The mobile home park and the multiple family units at the mouth of canyon account for an additional 8% of all developed land. The balance of land uses in Reche Canyon account for another 15% of all developed land. There is only one small commercial area.

Most development is along Reche Canyon Road and up the major side canyons. Recent residential development has involved a significant amount of mass grading.

Table 1 summarizes land uses within the Reche Canyon Planning Area.

Table 1

EXISTING LAND USE SUMMARY

LAND USE	ACRES
Rural - Custom Homes/Large Lot	395
Low Density - Tract Development/Planned Community	140
Mobile Home Park	25
Multiple Family Developments	30
Commercial	2
Cemetery (used portion of property only)	90
Public Park (along Prado Lane)	3
Agriculture	8
TOTAL - DEVELOPED LAND	693
TOTAL - PLANNING AREA	2920 (4.56 Sq. Mi.)

2.5.1 Onsite Land Uses

Approximately 24 % of the planning area is developed, primarily for residential uses. More than half of the area's currently developed and used land is characterized by low density, custom built residences on large lots. Recently built, or currently under construction, suburban tracts account for about 20 % of the developed land area. The mobile home park near the south end of the canyon and the multiple family units at the mouth (north end) of the canyon account for an additional 8% of all developed land. The balance of land uses in Reche Canyon account for another 15% of all developed land. There is only one small commercial area, located north of the mobile home park.

2.5.2 Surrounding Land Uses

Surrounding land uses include single family residential uses and vacant land. Future land uses surrounding the specific plan area will be residential in Loma Linda. To the north of the site, across Barton road there are plans for 102,280 square feet of commercial development on 9 acres between Barton Road and Reche Canyon Channel. (See Figure 6.)

2.6 ACCESS AND CIRCULATION

2.6.1 Regional Access to Reche Canyon

Regional access to the Reche Canyon area is provided via the Riverside (I-215) and the San Bernardino (I-10) freeways. In addition, Reche Canyon Road currently serves regional travel between Moreno Valley to the south and the San Bernardino/Colton area to the north.

Major streets within the study area that provide access between Reche Canyon Road the remainder of the City of Colton, and the City of San Bernardino to the north include Barton Road, Washington Street, Hunts Lane and Waterman Avenue.

- Barton Road is an east-west arterial that directly connects with Reche Canyon Road at the far north end of the planning area. In the vicinity of the project provides four travel lanes with a dirt median strip between Washington Street and Waterman Avenue, and a raised median east of Waterman Avenue. Within the study area, the intersections of Barton Road with Reche Canyon Road/Hunts Lane, Wier Road and Waterman Avenue are controlled by traffic signals.
- Washington Street is an east-west arterial that provides access between Barton Road and the Riverside Freeway. Four travel lanes and a two-way continuous left turn lane are provided.
- Hunts Lane is a north-south street that provides access between Barton Road at Reche Canyon Road and the City of San Bernardino to the north. Two travel lanes with a continuous left turn lane are provided in the vicinity of the planning area.

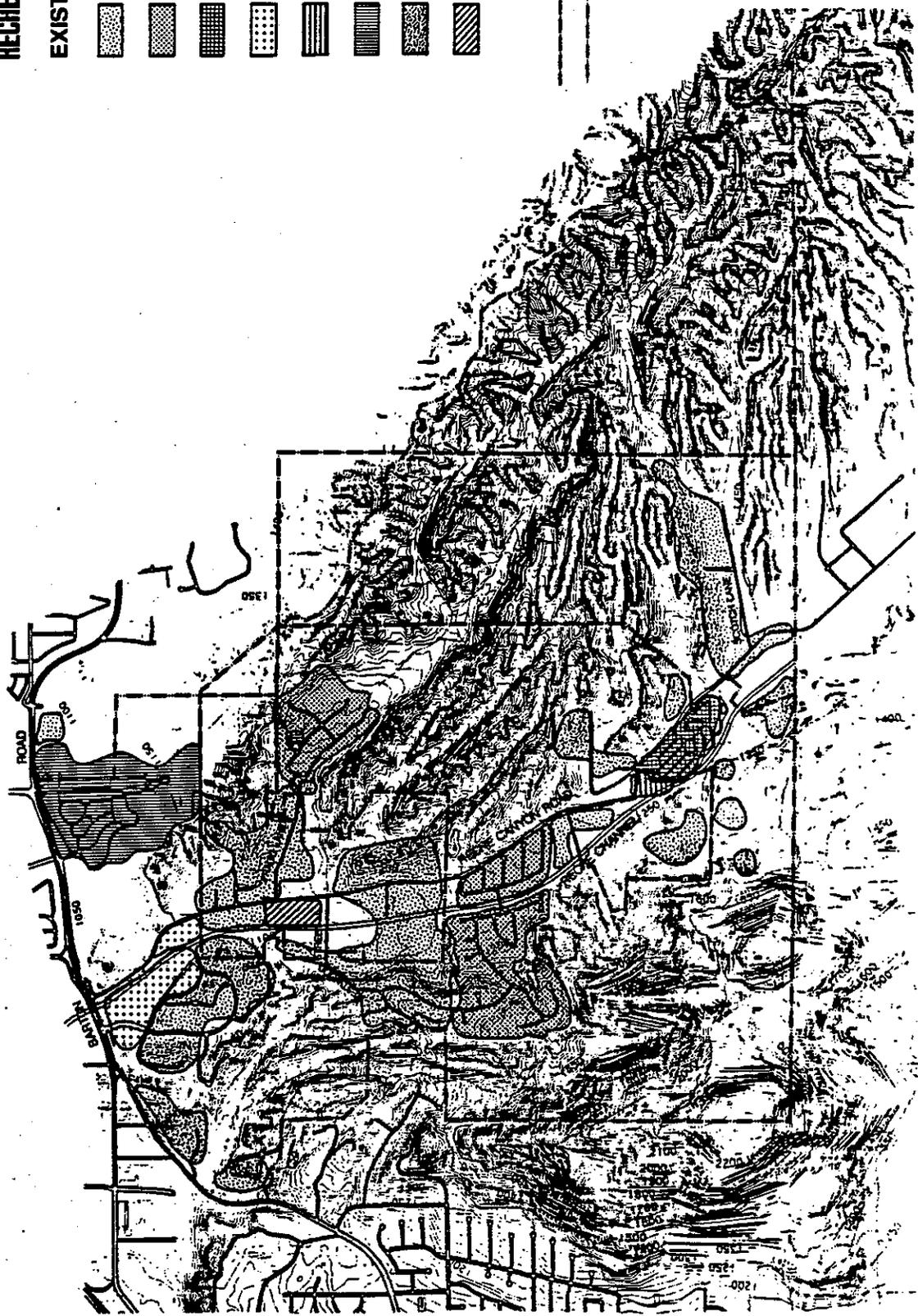
RECHE CANYON SPECIFIC PLAN

EXISTING LAND USE

-  RURAL CUSTOM
-  SUBURBAN TRACTS
-  MOBILE HOME
-  MULTI-FAMILY
-  COMMERCIAL
-  CEMETERY / SCHOOL
-  DETENTION BASIN PARK
-  AGRICULTURE

--- JURISDICTION BOUNDARY

--- SPECIFIC PLAN AREA BOUNDARY



1" = 400'



psd
 Planning and
 Design
 10000 1st Street
 San Diego, CA 92123
 (619) 594-1100

- Waterman Avenue is a north-south arterial that provides access between Barton Road and San Bernardino to the north. Near the planning area, four through travel lanes plus a continuous left turn lane are provided. The Barton Road/Waterman Avenue intersection is signalized.

2.6.2 Reche Canyon Road

Reche Canyon Road is a two-lane facility that provides access through Reche Canyon between Barton Road on the north and the City of Moreno Valley in Riverside County on the south. Reche Canyon Road is classified as a Secondary Arterial in the Circulation Element of the City of Colton, while farther to the south in Riverside County it is classified as a Mountain Arterial. Reche Canyon Road is the only continuous through route within Reche Canyon, and provides the only direct access from outside the planning area.

Reche Canyon Road is generally rural in character, typically providing two travel lanes and a minimal shoulder area. The only exceptions to this rule occur adjacent to relatively recent development, where the street has been widened to its full width.

The intersection of Reche Canyon Road with Barton Road and Hunts Lane is controlled by a traffic signal. Left turn stacking lanes are striped on Reche Canyon Road in the northbound direction only at Topanga Way, Gunnision Way, and the mobile home park at the south end of the planning area.

The posted speed limit along Reche Canyon Road is 45 miles-per-hour in both directions, with lower speed limits near the Montecito Cemetery access road and near Shadid Lane. Additionally, vehicles with more than three axles and/or a weight limit of 12 tons are prohibited along the entire length of Reche Canyon Road in the planning area.

2.6.3 Local Access Within Reche Canyon

Within Reche Canyon proper, a number of two-lane side streets provide local access between Reche Canyon Road various residential areas. All of these roads eventually terminate in cul-de-sacs or dead-ends, and do not provide additional paved access out of Reche Canyon.

In terms of the amount of residential development served and traffic volumes carried, the most important of these side streets include:

- Prado Lane is a two-lane local street that provides access between Reche Canyon Road and residential development on the eastern side of Reche Canyon. The Prado Lane intersection with Reche Canyon Road is controlled by a stop sign.
- Westwood Street is a two-lane local street that provides access between Reche Canyon Road the residential development on the western side of Reche Canyon Road. As with Prado Lane, the intersection of Westwood Street and Reche Canyon Road is controlled by a stop sign.

- Topanga Way is a two-lane local street that provides access to Reche Canyon Road from a new residential subdivision north of Westwood Street. The intersection with Reche Canyon Road is controlled by a stop sign. A left turn lane has been painted in Reche Canyon Road to serve north-bound traffic turning into Topanga Way.
- Scotch Lane is a two-lane, partially paved road that provides access between Reche Canyon Road and residential areas to the east of Reche Canyon Road near the southern boundary of the planning area. There is no stop sign at the intersection of Scotch Lane and Reche Canyon Road.

2.6.4 Public Transit Services

At present, there is no public transit service along Reche Canyon Road.

2.7 PUBLIC UTILITIES AND SERVICES

While a full range of public services and facilities are available in the canyon, a full level of urban services is not available throughout. Areas of lower density development, especially in the unincorporated territory, do not have water or sewer service. However, full services have been extended to all areas of denser development. The basic Colton City policy for extending services is to extend as necessary, but that development should pay for all extensions.

2.7.1 Water and Sewerage

City of Colton has 12 inch water lines on Prado Lane and Westwood Drive. San Bernardino Valley Municipal Water District (SBVMWD) acts as wholesaler and regulates water in the basin, and draws entitlement from the California Aqueduct. The City does not currently use aqueduct water but may in future if additional water is required. City draws well water primarily from the Colton/Rialto Water Basin.

Water and sewer mains extend as far south as the newer tracts, and can be extended farther on demand. The major constraint to future development is the capacity of Colton's wastewater treatment plant. Currently it is at capacity and cannot serve new development. According to City officials, an estimated one year to eighteen months is needed to construct additional wastewater treatment facilities to serve Reche Canyon and other areas of the City. This functionally limits the rate of new development in the canyon.

Sufficient water storage facilities are available or planned to serve all pressure zones in the canyon area at flow rates sufficient for fire fighting needs. However, current on-line capacity is not sufficient. This lack of on line reservoir capacity may be resolved on an incremental basis with new developments paying for additional storage capacity. Additional assessments may be levied on existing residents, but this is not the preferred method. (See Figure 7.)

RECHE CANYON SPECIFIC PLAN WATER AND SEWERAGE

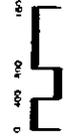
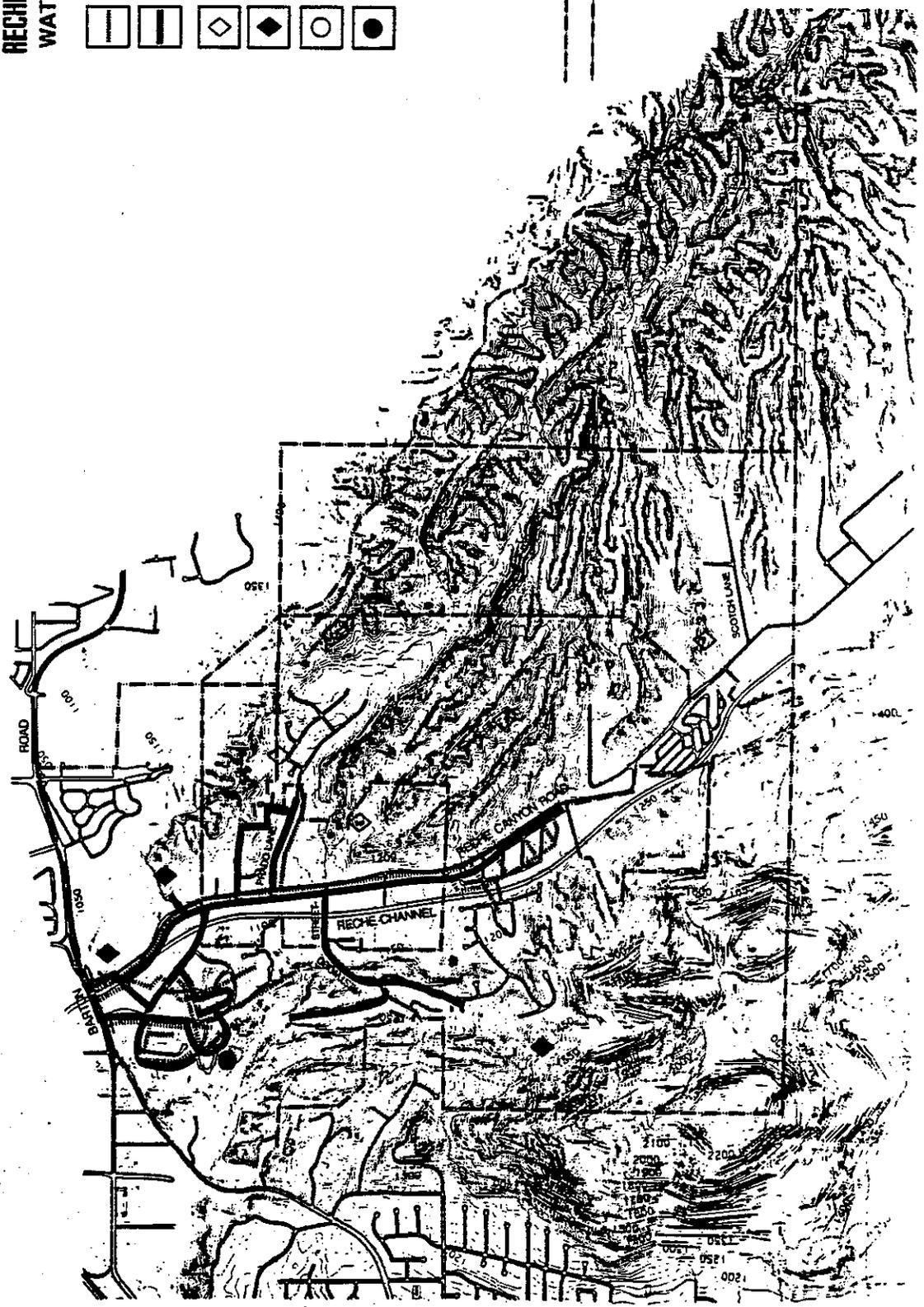
-  SEWER
-  WATER
-  POSSIBLE RESERVOIR
-  PROPOSED RESERVOIR
-  FUTURE RESERVOIR
-  EXISTING RESERVOIR

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2.7.2 Gas and Electricity

City of Colton Electricity Department serves the area within the city boundaries and Southern California Edison serves the unincorporated areas within the county. The City of Colton has 12 KV overhead electrical lines paralleling Reche Canyon Road. These lines are used to service the entire Reche Canyon area and under an agreement between Colton and SCE to use city lines for service to the county area also.

Natural gas service to the project area is provided by the Southern California Gas Company, which provides gas service to existing areas via gas mains along Barton Road. (See Figure 8.)

2.7.3 Police, Fire, and Paramedics

Police

Police protection to the study area is currently provided by the City of Colton Police Department located in the Colton Civic Center.

Fire

Fire protection to the project area is currently provided by the City of Colton Fire Department with additional emergency response from nearby stations in Loma Linda. The California State Division of Forestry also responds to fires in the area.

With the completion of the new fire station in the Cooley Ranch area, emergency fire response time has declined to five minutes or less from the prior 9.43 minutes. Five minutes is considered to be adequate response time for most emergency services, and is the planning standard for fire services.

Reche Canyon and its environs are subject to wildfire hazards. Future development will reduce this risk somewhat, but it will remain a hazard to be closely monitored. Fuel modification zones Figure 8 electricity and gas between developed and underdeveloped areas are effective in reducing this hazard.

2.7.4. Schools

The project area is within the Colton School District. The project would be served by Reche Canyon Elementary School recently built in the Reche Canyon area. Additional school service will be provided by the proposed school in Cooley Ranch on the northeast corner of Cooley Ranch Road and Old Ranch Road.

RECHE CANYON SPECIFIC PLAN

ELECTRICITY AND GAS

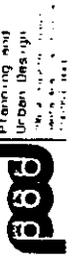
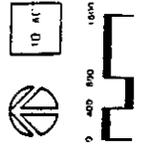
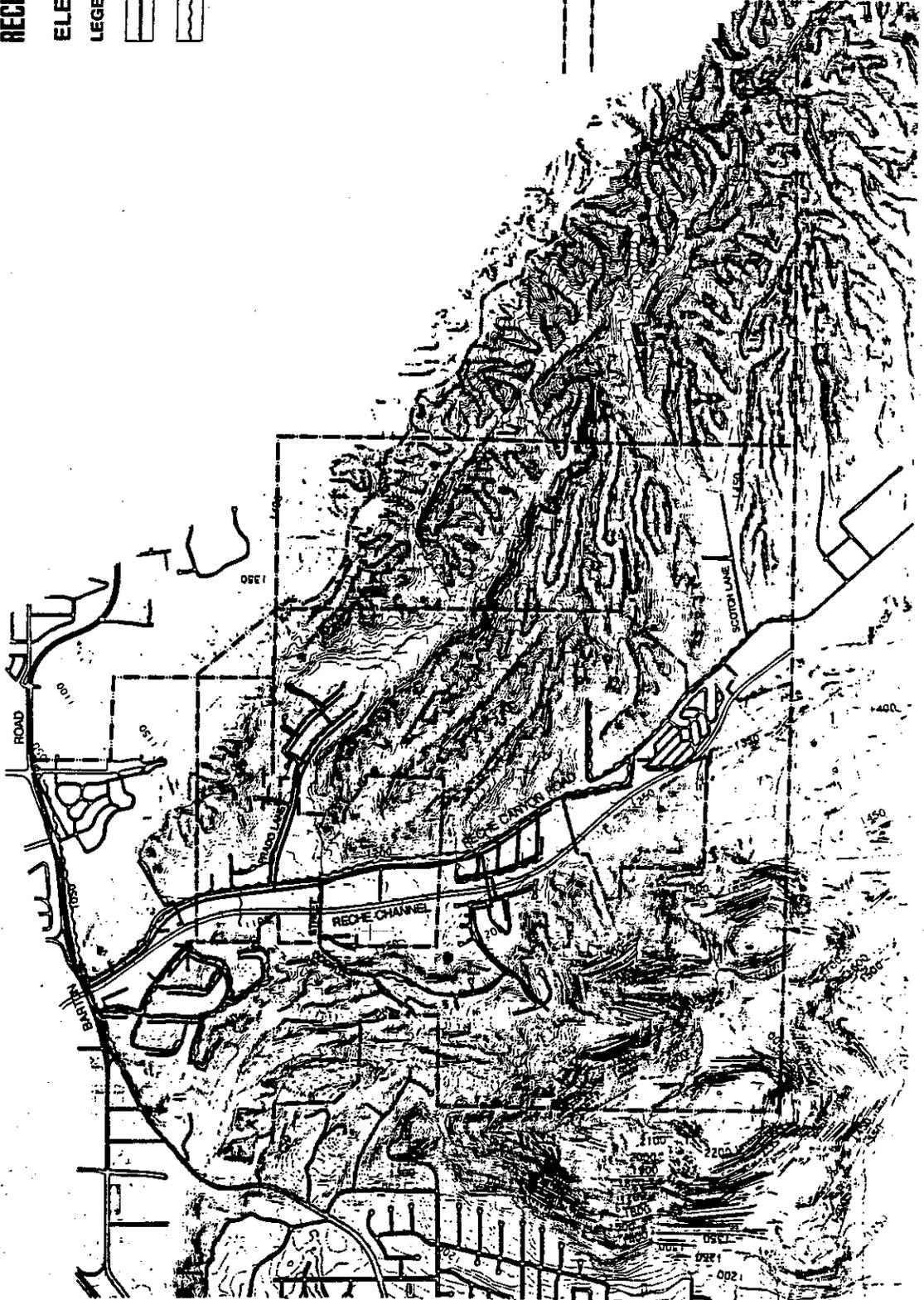
LEGEND

 ELECTRICAL POWER LINE
(CITY OF COLTON)

 GAS LINE
(SOUTHERN CALIFORNIA GAS CO)

 JURISDICTION BOUNDARY

 SPECIFIC PLAN AREA BOUNDARY



2.8 PARKS AND TRAILS

The City of Colton owns and operates 37 acres of park/open space land city wide. This is under the City standard for park land per population. Recently the City of Colton completed a Five Year Park Development Plan, which sets forth the City's plans for parkland acquisition and expansion of existing parks. The City of Colton finances the acquisition of park acreage through the parkland dedication program. This is achieved by collecting development fees when new housing units are constructed. Additional funds are provided by the City's general fund, and through the formation of Mello-Roos Assessment Districts.

2.9 VIEWS AND VISUAL QUALITY

The project site is located within the foothills south of the developed areas of Colton. These foothills provide the backdrop for the City. The hillsides are primarily undeveloped open space with limited existing built land uses. The visual landscape of the area is dominated by the San Bernardino Mountains which rise sharply on the northern side of the valley.

2.10 PUBLIC POLICY

This section outlines major public policy directly affecting development in the Reche Canyon Specific Plan Area. To the maximum extent feasible, the policies and proposals of this specific plan should implement the general policies outlined below, and respect policies that apply to surrounding properties. General Plan policies are discussed first, followed by zoning policies.

2.10.1 General Plan

Colton's 1987 General Plan sets overall land use and development goals and policies for the City as a whole, including the Reche Canyon area.

The General Plan calls for low density, rural estate development of no more than two units per acre throughout most of the canyon. A smaller portion of the canyon, including the existing multiple family trailer park at the south end, the apartment complex at the north end, and portions of land near the north end of the canyon are designated high density development of no more than 22 dwelling units per acre with a target density of 15 units per acre. One small portion between Barton Road and Cahuilla is designated Low Density Residential with up to eight dwelling units per acre permitted with a target density of 4 dwelling units per acre.

New development may be clustered. This clustering has led in part to the smaller lot single family developments along Reche Canyon Road and in Prado Canyon.

The City of Loma Linda's General Plan reflects Colton's General Plan in the Reche Canyon Area. Only densities of up to two units per gross acre are permitted, although clustering of units in more easily developable terrain is allowed. The City of Loma Linda requires separate development plans through the Reche Canyon area.

2.10.2 Zoning

Residential Estates

This is the primary land use designation for Reche Canyon. The Residential Estates Land Use designation is intended to provide for low density residential development in a primarily non-urbanized environment. It is also intended to create or maintain typical areas by having large-lot, semi-rural land uses or have difficult terrain or other environmental constraints that limit housing density.

Low Density Residential

This designation's purpose is to encourage single family suburban developments. At the higher end of this density range, small lots, zero lot line, attached units, or clustering may be permitted. (See Figure 9.)

2.10.3 Property Ownership

Property ownership patterns vary widely within the planning area. Along Reche Canyon Road, most parcels are under single ownership and vary widely in size. Land ownership patterns along the main road, however, generally reflect the rural background of the area.

In the hilly terrain to the east of Reche Canyon Road, ownership of undeveloped land is generally in large parcels, with ownership held to a large degree by developers.

To the west of Reche Canyon Road, parcels tend to be large sized for custom home development. The major concentration of currently undeveloped land west of Reche Canyon Road is in the southwest quadrant.

Figure 10 shows land parcelization patterns throughout the planning area.

2.11 ISSUES

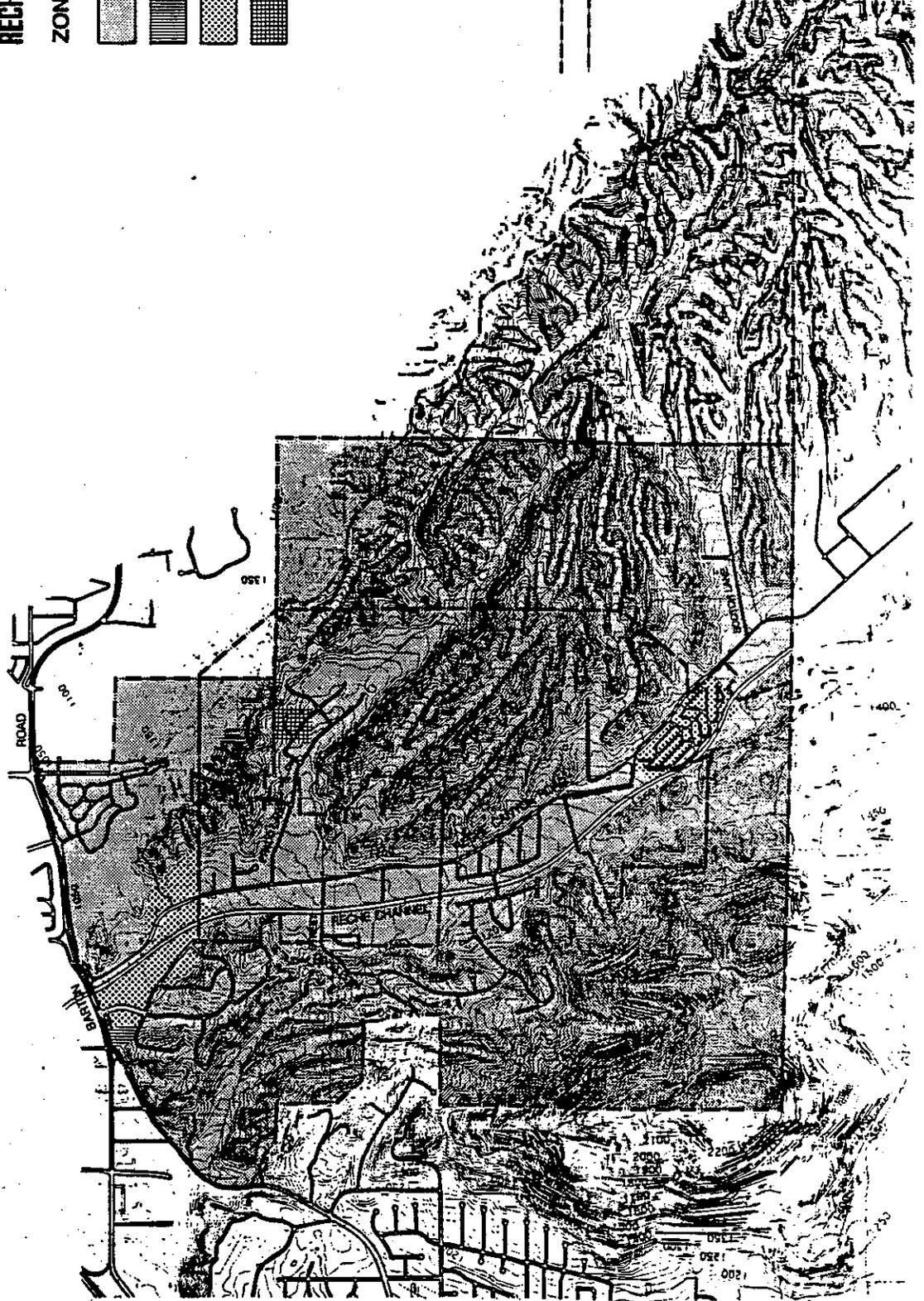
2.11.1 Community Design and Image

The overall land use character of Reche Canyon is that of a predominantly low density, semi-rural residential community that is changing to a more suburban one.

RECHE CANYON SPECIFIC PLAN

ZONING

- RESIDENTIAL ESTATES
- LOW DENSITY
- HIGH DENSITY
- PUBLIC FACILITY



--- JURISDICTION BOUNDARY
 --- SPECIFIC PLAN AREA BOUNDARY

0 400 800 1200
 1" = 41'

p88d
 Planning and
 Urban Design
 1000 10th Street, Suite 100
 San Francisco, CA 94103
 Tel: 415.774.8800
 Fax: 415.774.8801
 www.p88d.com

RECHE CANYON SPECIFIC PLAN PARCELIZATION

LOT SIZE OVER 50 ACRE



LOT SIZE LESS THAN 1/2 ACRE



LOT SIZE 1/2 TO 1 ACRE



LOT SIZE 1 TO 5 ACRES



LOT SIZE 5 TO 10 ACRES



LOT SIZE 10 TO 50 ACRES



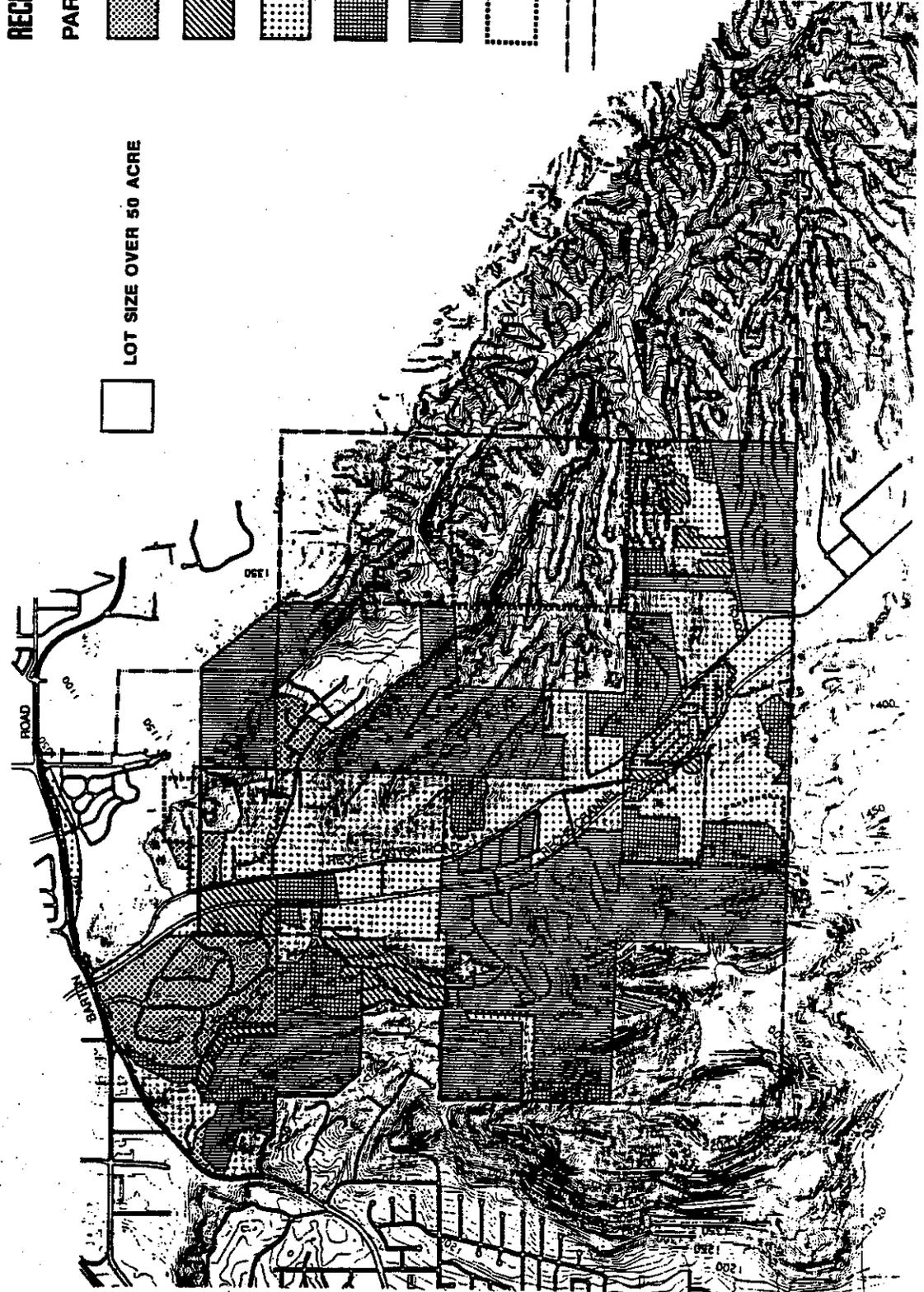
OWNERSHIP OF MORE THAN
3 CONTIGUOUS PARCELS



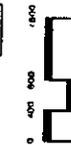
JURISDICTION BOUNDARY



SPECIFIC PLAN AREA BOUNDARY



10 AC



Planning and
Urban Design
1000 N. 1st Street
Phoenix, AZ 85004
Tel: 602.254.1000

Major portions of the more easily developed valley floors are already occupied, so most future development will be on hillsides or on ridges. Major visual impacts of such development include mass grading, relatively dense clusters of single family units visible from Reche Canyon Road, and a discontinuity between the resulting suburban tracts and existing development.

2.11.2 Changing Land Use Patterns

Most recent larger developments are clustered on valley floors and along easily developed slopes at typical suburban densities, rather than at low semi-rural densities. This yields a more urban appearing environment than the remainder of the canyon's development. This clustering has, however, seemed to maintain some very steep land as permanent open space.

The mix of large lot, rural development and smaller lot tract development creates an inconsistent visual character and various land use conflicts.

2.11.3 Traffic

Along Reche Canyon Road. Balance between need for smooth flow of traffic and maintaining rural feel.

2.11.4 Drainage and Flooding

Reche Canyon is subject to flooding during a 100 year storm. This is because Reche Canyon Channel currently does not have the capacity to carry a 100 year storm.

An analysis of flooding maps indicates that most flooding along the Reche Canyon Channel is confined to the area between Reche Canyon Road and the channel itself. But the flood could cross Reche Canyon Road near Prado Lane and at the mouth of the canyon near Barton Road.

Adequate funding is not presently available to improve the Reche Canyon Channel to carry the entire 100 year flood within its banks. Such a project will be very expensive, and cannot be born by a single development. Alternative means of easing the flooding situation include development of detention basins in the side canyons (especially Prado canyon and Scotch canyon), and on the main channel near the Riverside County line. Such basins hold floodwaters back so that they can be released at a controlled rate, thereby reducing the peak rate and height of a flood.

Future development between Reche Canyon Road and the channel must be designed so that it is at least 1 foot above the level of the 100 year flood. This is the normal design standard used for virtually any development in the United States.

Until such a time as the capacity of Reche Canyon Channel is increased, future development within the Reche Canyon watershed must not increase the rate or height of floodwaters downstream.

2.11.5 Fire and Public Safety

Reche Canyon and its environs are subject to wildfire hazards. Future development will reduce this risk somewhat but it will remain a hazard. Fuel modification zones between development and wildfire areas are effective in reducing this hazard.

Damage from earthquakes is of significant concern in the San Bernardino/Riverside region due to the close by location of the San Andreas and San Jacinto faults. The San Andreas Fault is about nine miles northeast of the planning area. The San Jacinto fault passes along and parallel to the eastern edge of the planning area. A second fault, the Rialto-Colton, passes through the southwestern portion of the planning area. There is a third fault conjectured to run along the canyon floor in a northwest-southeast direction. This fault is highly conjectural, it also appears to be relatively old and inactive.

The San Jacinto and the Rialto-Colton faults are considered to be active, and have been major influences in shaping the canyon itself. The San Jacinto fault is estimated to be capable of a 7.5 Richter magnitude earthquake; the Rialto-Colton fault is estimated to be capable of a 6.5 to 7.5 earthquake.

Other potentially active faults in the area are the Loma Linda, Claremont, and Banning faults.

Considerable damage could result from earthquakes along either the San Jacinto or Rialto-Colton faults. Geotechnical studies should be required on any development within the planning area to establish the precise location of the fault trace, and to determine precise building setbacks.

While the third fault is entirely conjectural, it should be regarded as a potential threat until its location and whether or not it is active can be established. Geotechnical studies should be required for any future development along the canyon floor to establish the precise location of the fault.

2.11.6 Slope Stability and Soils

With the exception of the Blue Mountain area, upland soils provide significant constraints for development due to potentially unstable soils and adverse bedding planes. Such combinations of unstable soils and adverse bedding planes are major contributors to slope failure after grading. Most development should occur in the valleys with no development or very large lot development on hillsides. Development on slopes with greater than 25 % gradient should be avoided entirely.

Excessive watering of residential plantings on slopes could lead to de-stabilization and failure of both natural and graded slopes. Therefore, all slope planting should be drought tolerant to avoid overwatering of slopes.

Because of the potential instability of most slopes within the planning area, setbacks from slope faces should be determined by geotechnical investigations prior to development.

Ridge development is possible, but only with adequate setbacks, drainage away from slopes, and drought tolerant slope plantings.

There are no major issues related to soils on the valley floors, but foundation design should account for the nature of these soils. Localized liquefaction of soils during a large earthquake is a possibility in some areas of the canyon and should be evaluated at time of development. Development according to the Uniform Building Code should properly account for these issues.

2.11.7 Vegetation and Wildlife

The two primary areas of biological concern are preserving the sycamore and willow stands in the draws and on the slopes of Blue Mountain, and the remaining riparian, or creekside, habitat in washes on the upper reaches of Prado and Scotch canyons. Developments near creekside washes should be designed with sufficient setbacks or buffer zones as to preserve these important wildlife habitats. The California Department of Fish and Game recommends that a buffer zone of at least 100 feet from the top of a creek bank be provided to adequately protect the wildlife values of any water course. In specific cases, within the 100 foot buffer zone, trails may be designed. To maximize wildlife habitat values, creek corridors should not be interrupted by structures such as houses, fenced roads or construction activities.

While the presence of rare or endangered species has not been established, isolated communities may exist. This is especially the case in the southern portions of the planning area. If at the time of development the presence of any rare or endangered species is established, then appropriate habitat area will have to be set aside, or alternative habitat land purchased.

RECHE CANYON SPECIFIC PLAN

CHAPTER THREE:

GOALS AND OBJECTIVES

This chapter sets forth the general goals and objectives that this specific plan is intended to achieve. The land use, circulation, design, landscaping, and development standards detailed in the following chapters are intended to implement these goals and objectives, and are intended to specifically provide sufficient detail for the user of this specific plan while putting these policies into action.

PURPOSE: TO ESTABLISH DETAILED, YET FLEXIBLE AND EASILY IMPLEMENTED, DEVELOPMENT STANDARDS WITHIN THE RECHE CANYON AREA THAT WILL GUIDE FUTURE DEVELOPMENT IN SUCH A MANNER AS TO RETAIN THE CANYON'S OVERALL RURAL CHARACTER WHILE YIELDING DEVELOPMENT THAT WILL BE OF THE GREATEST BENEFIT TO THE CITIES OF COLTON AND LOMA LINDA, AND THE COUNTY OF SAN BERNARDINO.

GOAL ONE: TO MAINTAIN THE SEMI-RURAL CHARACTER OF RECHE CANYON WHILE ALLOWING FOR FUTURE DEVELOPMENT.

- OBJECTIVES:**
1. Maintain overall lower densities throughout the canyon, with a development emphasis on single family detached homes.
 2. Maintain the residential character of land uses throughout the canyon by limiting non-residential land uses.
 3. Preserve the canyon's major hillsides, ridges and other major natural features in as natural and undeveloped a state as possible.
 4. Where grading is necessary, ensure that man made slopes resemble the natural terrain, and that slope planting is as consistent as possible with naturally occurring plant species.
 5. Maintain lower residential densities along the Reche Canyon corridor to reinforce the overall rural character for residents and passers-by.
 6. Concentrate higher density single family development in the side canyons where they will not detract from the lower density character of the Reche Canyon Road corridor.

7. Enhance the recreational values of the entire Reche Canyon area to residents and visitors by establishing a network of hiking and horseback riding trails throughout the canyon that will link to regional trails along the Santa Ana River.
8. Develop and implement landscaping guidelines that will encourage the use of plant material that is drought tolerant and reflective of naturally occurring plant species.

GOAL TWO: IMPROVE AND ENHANCE THE EFFICIENCY, CARRYING CAPACITY AND SAFETY OF THE CIRCULATION SYSTEM THROUGHOUT THE CANYON AREA.

OBJECTIVES:

1. Improve Reche Canyon Road so that it will carry its traffic load without undue delay or congestion.
2. Improve the intersection of Reche Canyon Road and Barton Road so that traffic flows and safety are improved.
3. Develop a system of loop roads that will siphon local traffic off of Reche Canyon Road, and redistribute it to other arterial roads.
4. Complete the local and collector street system so that there will be interconnections between residential neighborhoods, and so that the need to use Reche Canyon Road for local trips is reduced.
5. Complete the pedestrian and equestrian trail loop system to that alternatives to driving are available and easy to use.

GOAL THREE:

REDUCE, OR WHERE PRACTICAL ELIMINATE, ADVERSE EFFECTS ON THE PUBLIC HEALTH, SAFETY AND WELFARE THAT COULD RESULT FROM INAPPROPRIATE DEVELOPMENT.

OBJECTIVES:

1. Reduce the potential for increased flood hazards along Reche Canyon Channel and its tributaries by ensuring that future development does not contribute to higher flood levels.
2. Require grading, landscaping, and building setback standards that will reduce the potential for damage from landslides and/or increased erosion in the area's hilly terrain.
3. Reduce potential wildfire hazards through setbacks, fuel modification and land use standards.

4. Complete missing street links so that adequate emergency access is available in all canyon areas.

GOAL FOUR:

PRESERVE, MAINTAIN AND ENHANCE WHERE POSSIBLE RECHE CANYON'S NATURAL FEATURES, OPEN SPACE AND RECREATIONAL OPPORTUNITIES.

OBJECTIVES:

1. Employ a landscape palette throughout the planning area that encourages drought tolerant native or compatible species reflective of and compatible with the naturally occurring plant community.
2. Preserve major creeks and stream beds in as close to a natural condition as possible while allowing for adequate protection from flooding.
3. Design and construct flood control facilities so that they can be used for recreational purposes as appropriate.
4. Design grading and other terrain modification so that the modified terrain resembles naturally occurring terrain as much as possible.

GOAL FIVE: ENCOURAGE CLOSE COOPERATION BETWEEN THE CITY OF COLTON, THE CITY OF LOMA LINDA, AND THE COUNTY OF SAN BERNARDINO IN REGULATING DEVELOPMENT IN THE PLANNING AREA.

OBJECTIVES:

1. Use this specific plan in all three jurisdictions as a set of development guidelines to provide a consistent set of development standards.
2. Pursue inter-agency cooperation in planning and approving public and private projects.

RECHE CANYON SPECIFIC PLAN

CHAPTER FOUR:

LAND USE PLAN

The following is an overall description of the proposed land use and circulation plan for the Reche Canyon area. Topics include basic planning assumptions, land use, permitted densities and development, circulation, and general land use policies by planning area.

4.1 PLANNING ASSUMPTIONS

The following are the major assumptions used in developing the Reche Canyon Specific Plan land use and circulation concepts.

1. The overall land use character of Reche Canyon and its side canyons will continue to be residential, with only limited commercial development in the vicinity of the mobile home park. The shopping needs of Canyon residents will be served by new commercial development at Hunts Lane and Barton Road, and elsewhere.
2. Development at overall densities greater than four units per gross developable acre should be limited to currently existing condominium, mobile home, and apartment projects, or to those that have already been approved but not yet built. The overall character of development in the Canyon should be single family.
3. The recently approved Mountain View Estates Specific Plan (City of Loma Linda) will remain as approved, with only very minor suggested modifications to enhance overall circulation.
4. Circulation loops in the side canyons will be required as development progresses in order to ease traffic congestion, and to enhance emergency access.
5. Certain streets should be extended to provide secondary access to some existing residential areas.
6. Existing tract development will remain basically unchanged.
7. Reche Canyon Road will retain its currently planned 88 foot right-of-way, and will not become a major divided arterial with a 96 foot right-of-way. However, enhanced parkway setbacks may be required to improve the visual appeal along the road.

4.2. PLANNING AREAS

Reche Canyon has been divided into twelve planning areas based on topography, property lines, and on city boundaries. These planning areas will be used to define precise development standards that fit unique areas, and to describe the plans sub-areas in greater detail. The following is a brief description of overall planning policy for each planning area. Figure 11 maps the planning areas.

PLANNING AREA ONE

This is the canyon in the far northwest corner of the specific plan area. It is not a part of Reche Canyon proper either from a circulation stand point or from a topographic stand point. This area is planned primarily for Low Density development on the valley floor, and Estate Density development along the ridges and uplands. Primary access will be from Barton Road, but secondary access will be provided from the extension of Westwood.

PLANNING AREA TWO

This area encompasses existing development at the north end of the specific plan area that takes access off of Barton Road along Mohave Drive. The area is largely built out, with High and Low Density development in the flatter locations, and large lot development on the ridges. The plan proposes to extend Laurelwood Avenue over to Westwood and to provide secondary access. No major changes are anticipated in this Planning Area.

PLANNING AREA THREE

The land along both sides of Reche Canyon Road between the canyon mouth and the Country Estates development is included in this planning area. In order to maintain the predominantly low density single family character of this area, proposed development includes Open Space on the steeper natural slopes, and Estate Densities on the shallower slopes and flat land along Reche Canyon Road. Primary access to all land in this planning area will be from Reche Canyon Road.

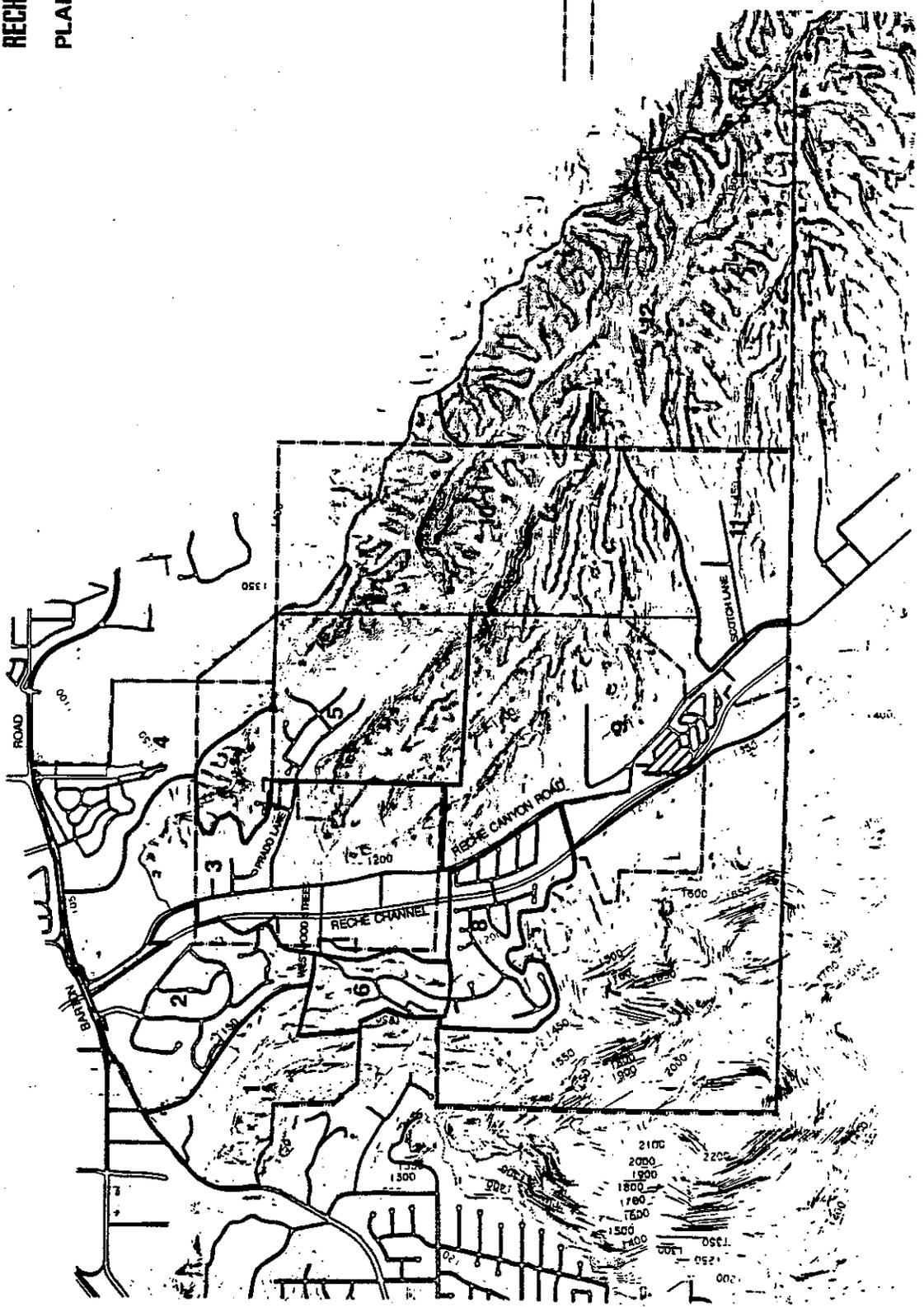
PLANNING AREA FOUR

This planning area includes the cemetery proper. As such, the entire area is planned as Open Space, but a public/semi-public overlay will be required in the final plan to permit continued cemetery operation.

PLANNING AREA FIVE

This planning area includes the portion of Prado Canyon in Colton's city limits. There are currently approved developments on most of this land, and no major new subdivisions are expected. Ultimately, predominant land uses will be Low Density on the canyon floors, and Estate Densities elsewhere, except for previously approved projects. Access to Area Five will

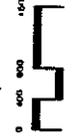
RECHE CANYON SPECIFIC PLAN PLANNING AREAS



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Planning and
Urban Design

be along Prado Lane, with secondary access eventually possible from Scotch Lane.

PLANNING AREA SIX

Planning Area Six is the almost completely built-out large lot area off of Westwood Street. No major changes in land use in this area are expected. Secondary access to Grand Terrace ultimately will be provided along an extension of Westwood. Access to the Mohave Drive area will be provided along Laurelwood Avenue. This will eliminate the current lack of all-weather emergency access to this area.

PLANNING AREA SEVEN

Blue Mountain and its lower slopes are encompassed in Planning Area Seven. The steeper slopes of Blue Mountain are designated as Open Space, while the less steep land on its lower slopes is designated for Low Density development. The flatter plateau lands immediately west of Reche Canyon channel are designated for Estate Density development. Access into this area is currently sub-standard and incomplete. A new loop road system is proposed to resolve this lack of access, although development of portions of the new road in Riverside County may be required.

PLANNING AREA EIGHT

This is the Country Estates development, with some land immediately to the north of the Low Density development. All development in this area will be Low Density to reflect current land use patterns.

PLANNING AREA NINE

Planning Area Nine is the portion of Reche Canyon Road south of the County island, with the exception of Planning Area Eight. Excluding the mobile home park and the commercial area, the predominant land use in this area will reflect the current Estate Density character of development. Some Low Density development will be permitted in the side canyons. Primary access to development in this area will be directly from Reche Canyon Road.

PLANNING AREAS TEN, ELEVEN AND TWELVE

These three planning areas are in the City of Loma Linda. While overall densities will be no more than two units per gross acre throughout this area, development will be clustered according to Loma Linda policy, and subject to specific plans at the time of development. Planning Area Ten encompasses most of the newly annexed territory, including the upper reaches of Prado Canyon. Planning Area Eleven includes the partially developed portions of Scotch Lane. Planning Area Twelve includes the Mountain View Estates Specific Plan area and its environs. Primary access to these three areas will be along Scotch Lane, from Loma Linda via Mountain View, from Prado Lane, and from a new road connecting to Barton Road at University Avenue.

4.3 PERMITTED LAND USE CATEGORIES

Several basic land use categories were developed for the Reche Canyon area that reflect the existing and desired future character of development in the area. These land uses reflect the basic categories of development that could be expected given the assumptions, and the range of opportunities and constraints inherent in the planning area. Table 2 contains details on permitted densities in each land use category. Figure 12 is the land use map.

OPEN SPACE

One unit per ten to forty acres, depending on terrain, slopes, and other development constraints. Density transfers to land with slopes of less than 20% will be encouraged in order to retain the overall open character of the open space land. No development will be permitted on land with very steep slopes of greater than 30%. Only very large lots will be permitted, with little or no clustering of development. Minimum lot sizes of two acres should be permitted, with a minimum lot frontage of 200 feet. Minimum setbacks should be 40 feet from the edge of the nearest public road, except in cases where such a setback will be infeasible.

RURAL DENSITY

One unit per five acres to one unit per acre, depending on terrain, slopes, and other development constraints. Large lot development only will be permitted, with grading for building pads and roads strictly limited. Wide spacing between homes should be encouraged in order to retain an open atmosphere. Minimum lot sizes should be one acre, with minimum lot width of 150 feet. This will prevent long, narrow lots running up hillsides, and giving the appearance of much more intense development than originally anticipated.

ESTATE DENSITY

One unit per acre to two units per acre, depending on terrain, slopes and other development constraints. This land use category reflects current zoning in the Reche Canyon area, and would result in large lot development typical of much of the custom home/large lot tracts in the area. Wide spacing between homes, and wide lot frontages are encouraged to avoid a dense appearance from the roadway. Minimum lot sizes should be one-half acre, with minimum lot widths of 100 feet. Setbacks shall be 35 feet from the edge of the public right-of-way.

LOW DENSITY

Two to four units per gross acre. This density reflects typical suburban tracts similar to the tract development currently taking place along Prado Lane. All such development should take place on land with slopes of less than 20%, and should be concentrated on the flatter land in the valley floors. Some clustering in side canyons will be permitted to avoid grading impacts on steeper

RECHE CANYON SPECIFIC PLAN

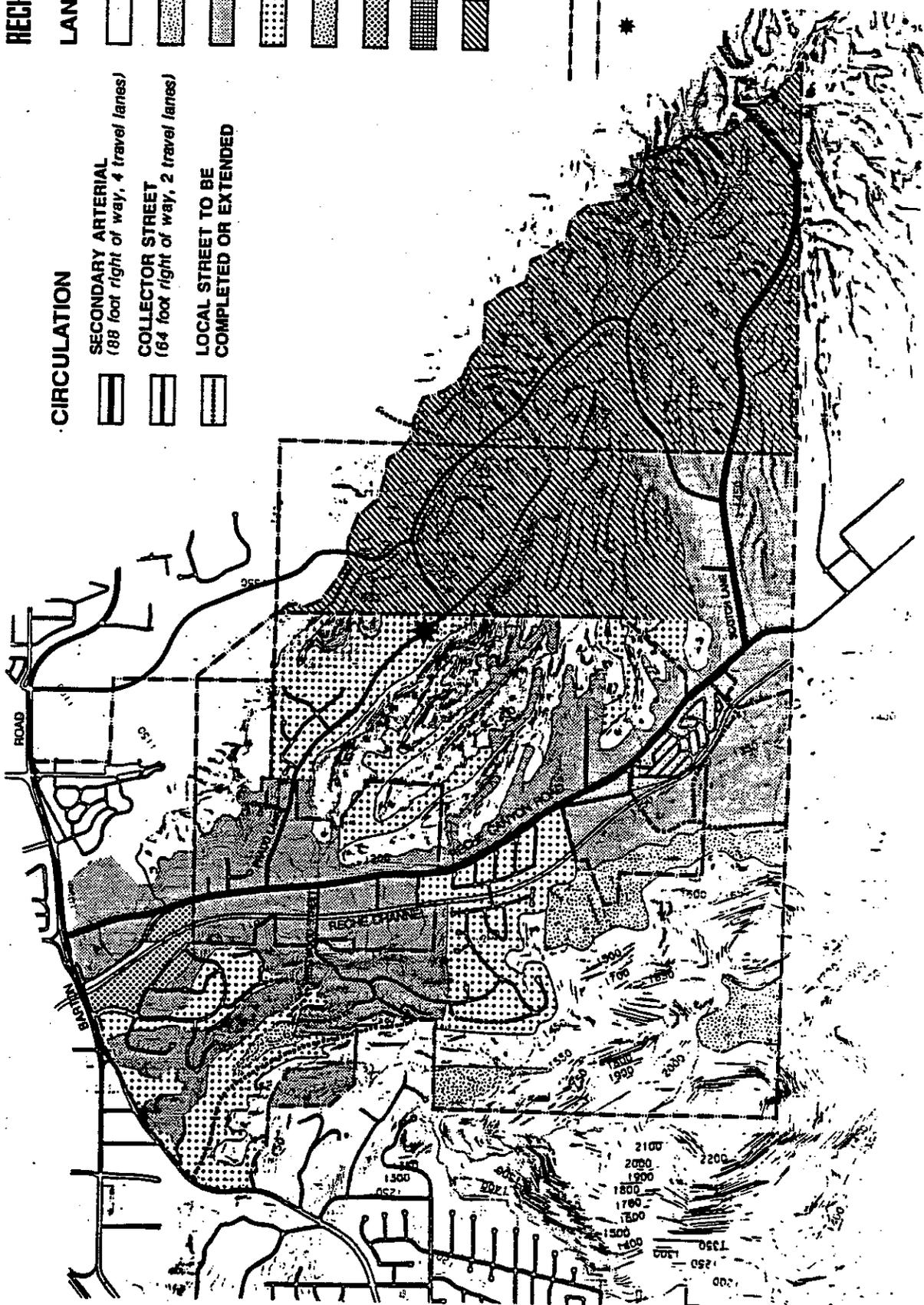
CIRCULATION

-  **SECONDARY ARTERIAL**
(88 foot right of way, 4 travel lanes)
-  **COLLECTOR STREET**
(64 foot right of way, 2 travel lanes)
-  **LOCAL STREET TO BE COMPLETED OR EXTENDED**

LAND USE PLAN

-  **OPEN SPACE**
1 unit per 10 acres maximum
-  **RURAL DENSITY**
1 unit per acre maximum
-  **ESTATE DENSITY**
2 units per acre maximum
-  **LOW DENSITY**
2 to 4 units per acre (2 units target)
-  **INTERMEDIATE DENSITY**
4 to 10 units per acre (8 units target)
-  **HIGH DENSITY**
10 to 15 units per acre (13 units target)
-  **COMMERCIAL**
-  **SPECIFIC PLAN - LOMA LINDA**
(2 units per acre maximum)

-  **JURISDICTION BOUNDARY**
-  **SPECIFIC PLAN AREA BOUNDARY**
-  **REFER TO SECTION 4.3**



slopes. No absolute minimum lot sizes are proposed in this land use designation, but all development shall be set back at least 35 feet from the edge of the public right-of-way.¹

INTERMEDIATE DENSITY

Four to ten units per acre. This density is intended to account for the mobile home park at the south end of the canyon. Development at this density should be limited to flat terrain with slopes of less than 10%, and should be set well back from Reche Canyon Road. No minimum lot sizes for this kind of development are proposed, but all structures shall be set back at least 35 feet from the edge of the public right-of-way. This designation should be applied only at the trailer park in the south end of the canyon.

HIGH DENSITY

Ten to fifteen units per acre. This residential density allows for apartment or townhouse development similar to the high density development at the mouth of the canyon. No minimum lot sizes for this kind of development are proposed, but all structures shall be set back at least 35 feet from the edge of the public right-of-way. This designation should only be applied in areas of existing high density development near the mouth of the canyon.

COMMERCIAL

This land use classification will permit continued operation of the small commercial cluster along Reche Canyon Road near the mobile home park, and possible expansion of commercial uses across Reche Canyon Road along the proposed new alignment. The land between the present Reche Canyon Road and the proposed new alignment east of the hill at the mouth of the canyon could be redesignated from Estate Density to Commercial to help finance the realignment of Reche Canyon Road. Commercial uses will be limited to neighborhood serving businesses such as small restaurants, gas, food and sundries, and other services typically serving a neighborhood rather than a whole community.

SPECIFIC PLAN - LOMA LINDA

This land use classification applies only to land inside the City of Loma Linda. Permitted residential densities may range up to two units per gross acre. Dwellings may be clustered, but development must take place pursuant to Loma Linda's specific plan policies.

¹ With the exception of TT12201, which was approved by the City Council prior to the approval of this specific plan, and has densities greater than otherwise permitted in the Low Density land use classification. Zoning in this area shall remain RE/PC as per the Colton Municipal Code. Refer to the asterisk on Figure 12.

Table 2

RESIDENTIAL DENSITY RANGES AND TARGET DENSITIES

Land Use	Density Range	Target Density
Open Space	1 unit per 10 to 40 acres depending on slope. No development on slopes greater than 30%. Transfer to less steep slopes.	> 30% slope - 1 unit/40 acres 30% - 20% slope - 1 unit per 20 acres <20% - 1 unit per 10 acres
Rural Density	1 unit per 5 acres to 1 unit per acre.	> 30% slope - 1 unit/40 acres 20% - 30% slope - 1 unit per 5 acres <20% slope - maximum 1 unit per acre
Estate Density	1 unit per acre to 2 units per acre	> 30% slope - 1 unit per 40 acres 20% to 30% slope - 1 unit per acre <20% slope - 2 units per acre
Low Density	2 to 4 units per acre	3 units per acre target. All development to take place on slopes of less than 20%.
Intermediate Density	4 to 10 units per acre	8 units per acre target. All development to take place on slopes of less than 10%. Limited only to existing development.
High Density	10 to 15 units per acre	13 units per acre target. All development to take place on slopes of less than 10%. Limited only to existing development.

4.4 LAND USE PLAN

The attached map is the proposed land use plan for the Reche Canyon Area. This plan was selected from a number of alternative concepts considered by the Reche Canyon Advisory Committee after several months of study. Table 3 summarizes total acreage in each land use, and the total number of units permitted in each land use by planning area.

Major features of the plan include:

1. Low density development is concentrated up the side canyons away from Reche Canyon Road, with the exception of existing medium density development.
2. The predominant land use pattern along Reche Canyon Road itself will remain at one or two units per acre, thus maintaining the streets overall rural character.
3. Land use patterns closely adhere to the existing terrain, with all development being on 30% or less slopes. Slopes steeper than 30% will remain in open space, except where they have already been developed.
4. Rural Density development is concentrated on the lower slopes of Blue Mountain.
5. Major ridges to the east of Reche Canyon Road have been preserved, although some Rural Density Development may be permitted on them.
6. Existing land development policies in Loma Linda, including the approved Mountain View Estates Specific Plan have been respected in the land use plan through the Specific Plan - Loma Linda designation.
7. The Reche Canyon area has been divided into 12 planning areas based on terrain, ownership and jurisdictional boundaries. These planning areas will be useful in developing precise land use and design standards tailored to special sub-areas. The planning areas are described below.

Table 3

RECHE CANYON SPECIFIC PLAN

LAND USE PLAN SUMMARY

LAND USE	PLANNING AREA (ACRES)												TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	
OPEN SPACE	19	0	61	149	104	0	403	0	112	0	0	0	817
RURAL DENSITY	12	0	0	0	0	0	96	0	0	0	0	0	139
ESTATE DENSITY	30	64	214	0	0	1	0	0	150	0	129	0	459
LOW DENSITY	61	45	26	0	131	55	0	112	29	0	0	0	460
INTERMEDIATE DENSITY	0	0	0	0	0	0	0	0	25	0	0	0	25
HIGH DENSITY	0	33	0	0	0	0	0	0	0	0	0	0	33
COMMERCIAL	0	0	0	0	0	0	0	0	7	0	0	0	7
SPECIFIC PLAN LOMA LINDA	0	0	0	0	0	0	0	0	0	336	0	505	970
TOTAL	123	142	301	149	235	56	499	112	323	336	129	505	2910

LAND USE	UNITS PER ACRE	PLANNING AREA (DWELLING UNITS)												TOTAL
		1	2	3	4	5	6	7	8	9	10	11	12	
OPEN SPACE														
Low*	0.025	0	0	2	4	3	0	10	0	3	0	0	0	20
Target**	0.05	1	0	3	7	5	0	20	0	6	0	0	0	41
High***	0.1	2	0	6	15	10	0	40	0	11	0	0	0	82
RURAL DENSITY														
Low*	0.2	2	0	0	0	0	0	19	0	0	0	0	0	28
Target**	0.333	4	0	0	0	0	0	32	0	0	0	0	0	46
High***	1	12	0	0	0	0	0	96	0	0	0	0	0	139
ESTATE DENSITY														
Low*	0.2	6	13	43	0	0	0	0	0	30	0	26	0	92
Target**	2	60	128	428	0	0	2	0	0	299	0	258	0	917
High***	2	60	128	428	0	0	2	0	0	299	0	258	0	917
LOW DENSITY														
Low*	2	123	89	53	0	263	111	0	224	58	0	0	0	920
Target**	3	184	134	79	0	394	166	0	335	88	0	0	0	1380
High***	4	245	179	105	0	525	222	0	447	117	0	0	0	1840
INTERMEDIATE DENSITY														
Low*	4	0	0	0	0	0	0	0	0	101	0	0	0	101
Target**	8	0	0	0	0	0	0	0	0	202	0	0	0	202
High***	10	0	0	0	0	0	0	0	0	253	0	0	0	253
HIGH DENSITY														
Low*	10	0	331	0	0	0	0	0	0	0	0	0	0	331
Target**	13	0	430	0	0	0	0	0	0	0	0	0	0	430
High***	15	0	496	0	0	0	0	0	0	0	0	0	0	496
SPECIFIC PLAN LOMA LINDA														
Low*	2	0	0	0	0	0	0	0	0	673	0	1009	1941	
Target**	2	0	0	0	0	0	0	0	0	673	0	1009	1941	
High***	2	0	0	0	0	0	0	0	0	673	0	1009	1941	
TOTAL														
Low*		131	433	97	4	265	111	29	224	192	673	26	1009	3432
Target**		249	692	510	7	399	168	52	335	595	673	258	1009	4957
High***		319	803	539	15	535	224	136	447	680	673	258	1009	5646

* Low is based on the lowest number of units expected in the land use.
 ** Target is based on the average expected (or target) number of units permitted in the land use.
 *** High is based on the largest number of units expected in the land use.

Of the approximately 2,910 acres in Reche Canyon, 28% are planned as open space, and over 81% will have 2 units per acre or less. Low density development (2 to 4 units per acre) will only account for about 16% of total acreage. The remaining 3% of the specific plan's land area is accounted for by Intermediate Density, High Density, and Commercial development.

Total planned dwelling units ranges between a high of 5,646 and a low of 3,430. At average (target) densities, there are 4,936 units. It is expected that ultimate development according to the specific plan will be closer to the average or target density. By far the largest number of units will be in the range of two or fewer units per acre, but 28% of total residential development will be in the Low Density range. Approximately one-half of all planned Low Density units have already been constructed or approved within the planning area. Virtually all new medium density development will occur in side canyons.

4.5 CIRCULATION

Also included on the plan map are the major elements of the ultimate circulation system of Reche Canyon. The following briefly describes the system.

- **Reche Canyon Road** - Reche Canyon Road will ultimately be developed to its full width of 88 feet, with two travel lanes in each direction. While full width, the road will be landscaped as a rural-appearing street, with 5-foot landscaped parkways on either side, and thirty-foot setbacks for all new development. Sidewalks will be on the inside of the parkway, separated from the travel lanes by at least five feet. Left turn lanes should be provided at all intersection with side streets in the planning area.

In addition, the plan map shows the northernmost 1,500 feet of Reche Canyon Road as being realigned eastward through the Montecito Cemetery property to intersect with Barton Road directly opposite of Hunts Lane. This realignment will reduce the number of turning movements in the Reche Canyon Road, Barton Road, Hunts Lane area, thus reducing future traffic congestion at the mouth of Reche Canyon. The realignment also would eliminate potential operation and safety concerns related to merging maneuvers that would otherwise be created by the planned dual "T" intersections at Reche Canyon Road and Barton Road, and at Hunts Lane and Barton Road. Better spacing of traffic signals along Barton Road would be achieved, thus reducing the difficulty of traffic signal coordination along Barton Road. Finally, the "S" curve in Reche Canyon Road as approaches Barton Road would be eliminated, thereby improving traffic safety. Reche Canyon Road would nevertheless continue through to Barton Road at its current intersection to provide easy west-bound access to Barton Road.

The new intersection should be improved with dual left turn lanes on both the westbound Barton Road and northbound Reche Canyon Road approaches. Provide exclusive right turn lanes on all four approaches, with the eastbound Barton Road and northbound Reche Canyon Road right turns in separate free-flow lanes. Widen the southbound Hunts Lane approach to provide a second southbound through lane to result in one exclusive left turn

lane, two through lanes, and one right turn lane on the southbound approach. The second through lane would continue south of Barton Road on the widened four lane section of Reche Canyon Road. The second northbound through lane on Reche Canyon Road south of Barton Road would terminate as a forced turn lane to Barton Road. Over the long term, by the year 2010, Hunts Lane should be widened to provide four travel lanes.

- **Scotch Lane** - Scotch Lane is currently proposed in Loma Linda as a Secondary Arterial with an 88-foot right-of-way. This designation has been extended all the way to Reche Canyon Road to allow for direct access from the southern portion of the planning area to Loma Linda proper. Scotch Lane will be developed to City of Loma Linda standards.

In conjunction with implementation of the Mountain View Estates and Cresta Linda Specific Plan in the City of Loma Linda, Scotch Lane should be improved to secondary arterial standards and should be extended eastward through Mountain View Estates.

- **Prado Lane** - Prado Lane will serve as a collector street linking the northern portions of the specific plan area to Scotch Lane and to Barton Road at University Avenue via back country canyons. As a collector street, the currently undeveloped portions of Prado Lane will be 64 feet wide with two travel lanes, parking, and 12 foot parkways. (See Figure 13.)

- **University Avenue Connector** - The role of this road will be to provide alternative access to Barton Road at University Avenue. The connector will cross out of the planning area from Prado Lane and run north up the small valley between Loma Linda and the cemetery. The full development of this road is not expected in the near future, and direct investment of public funds may be required for its completion.

- **Westwood Street** - Westwood Street should be extended westward to connect with the existing segment of Westwood Street in Grand Terrace, thus providing an alternative route out of Reche Canyon to Barton Road to the west.

- **Loop Roads** - A number of loop roads are proposed to provide emergency access, or to complete the overall circulation system for the Reche Canyon area. Extension of these roads will help provide adequate access into most developable portions of the planning area, and will result in the closing of a number of currently undeveloped links. The precise nature of each of these new loop roads is discussed in the following section.

- **Traffic Signals** - Traffic signals should be installed at the following intersections:

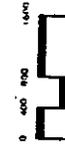
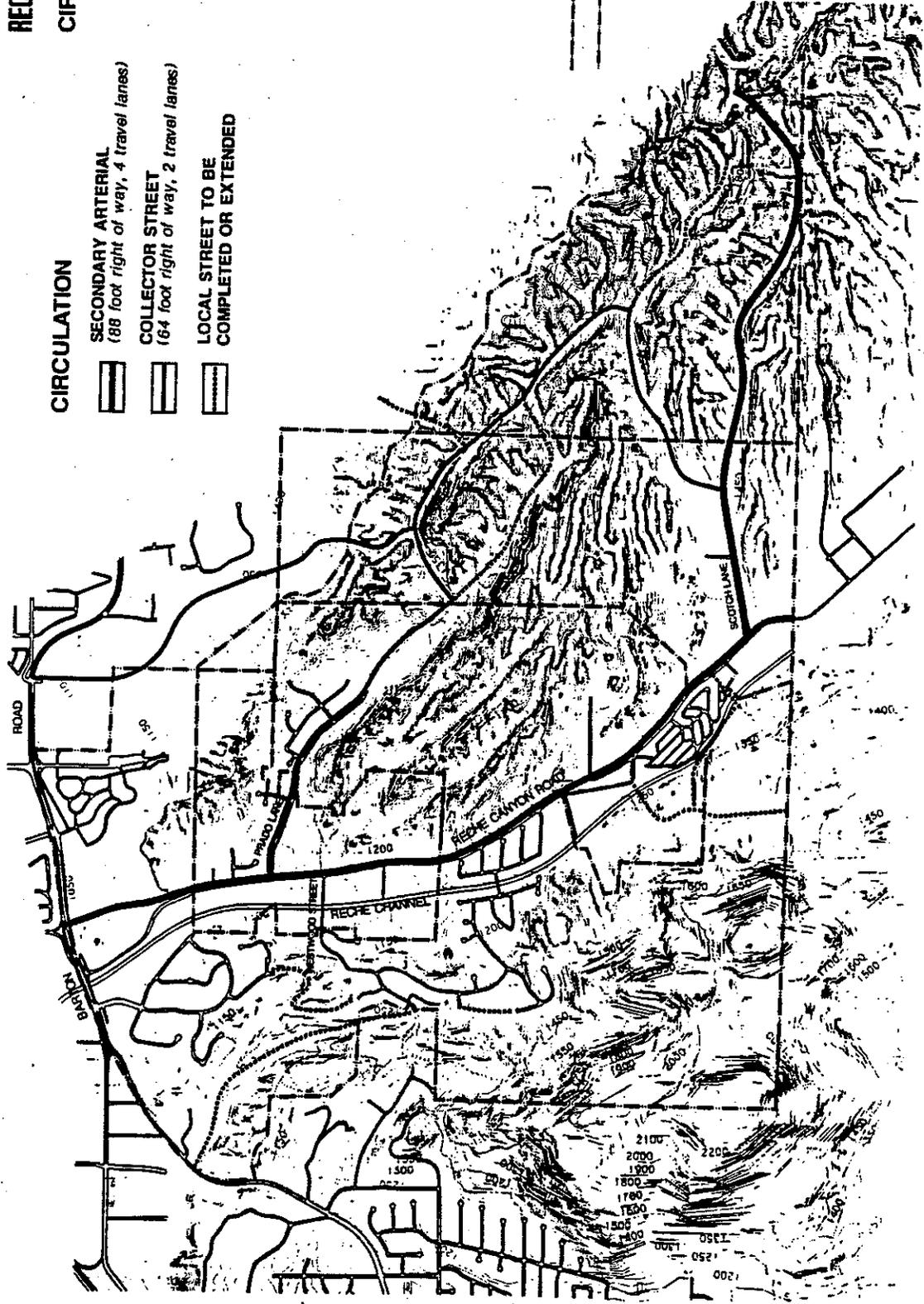
- Reche Canyon Road and Prado Lane
- Reche Canyon Road and Westwood Street

RECHE CANYON SPECIFIC PLAN CIRCULATION PLAN

CIRCULATION

-  **SECONDARY ARTERIAL**
(88 foot right of way, 4 travel lanes)
-  **COLLECTOR STREET**
(64 foot right of way, 2 travel lanes)
-  **LOCAL STREET TO BE COMPLETED OR EXTENDED**

--- JURISDICTION BOUNDARY
--- SPECIFIC PLAN AREA BOUNDARY



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1000 West 10th Street
Suite 100
Denver, CO 80202
Tel: 303.733.1100

- Reche Canyon Road and Topanga Way
- Reche Canyon Road and Scotch Lane

Installation of traffic signals at these intersections also would improve the ability of traffic to turn onto Reche Canyon Road from other unsignalized streets and driveways along Reche Canyon Road, because the traffic signals would create gaps in the flow of traffic. Signals will be installed when calculated traffic volumes (traffic warrants) indicate a need. This need does not exist at present, but may occur within the next ten years.

4.6 PARKS AND TRAILS

Reche Canyon's mountainous terrain and scenic beauty makes it an ideal setting for a variety of recreational activities. Hikers, bicyclists, and equestrians enjoy riding on canyon roads and hiking on mountain trails. Presently, Reche Canyon has one small park located at a detention basin along Prado Lane. This small park is suited for passive recreational activities such as picnicking.

One of the goals of the Reche Canyon Specific Plan is to establish a designated trail system for hikers and equestrians as well as parks for people to participate in both passive and active recreational activities. Based on an estimated future population of 7817 people within the Colton portion of Reche Canyon and the City of Colton standard of 5 acres of parkland for every 1000 residents, it is estimated that approximately forty acres of parkland will be needed to provide for the present and future residents of Reche Canyon. While a goal of forty acres of public parkland may be difficult to achieve in Reche Canyon, every effort should be made to come as near as possible to this goal.

Many ideal locations for parks and trails are lands already under public ownership, such as street rights-of-way, flood control rights-of-way, or within the rights-of-way under electrical distribution systems. Cooperative land use agreements could reduce land acquisition costs significantly and make optimum use of scarce open space. Areas within flood plains are often suitable for parks provided they do not contain expensive structures that could be destroyed in a flood. Water detention basins can make ideal locations for seasonal recreational use, and are another source of open space. Not only do they offer recreational space, but they also serve the dual purpose of increasing public safety by detaining water and reducing the impacts of flooding downstream. They allow for growth of vegetation that can be supported by the seasonal flooding. This vegetation in the form of sycamore trees and semi-riparian shrubs can provide a bit of green and shade in an otherwise open and hot environment.

Clearly there is a need for parkland within Reche Canyon for both active and passive recreational uses. Many residents within the canyon feel that there also is a need for a senior citizen's center, perhaps combined with a day care center.

The proposed parks and trails system in Reche Canyon is designed to provide a continuous loop system of trails for both hikers and equestrians that provides linkages with parks within the canyon and with regional trails outside the canyon. Possible locations for parks are identified in places in the canyon that offer good access from Reche Canyon Road and access to trails. The

main trail along the eastern side of the flood control channel is most important because it joins the Santa Ana River northwest of the canyon. This trail will provide the main linkage to the regional trail and other parks within the City of Colton.

4.6.1 Proposed Parks

The City of Colton's Five Year Parkland Development Plan designates funds for development of a trail system within Reche Canyon, but does not set aside funding for development of parks within the canyon. Therefore, specific locations for parks will have to be determined at a later date. Several possible locations for parks have been identified on Figure 14. Final locations will be determined by a variety of factors, including availability of land, funding, ease of development, and suitability for specific recreational uses.

Possible locations for park sites are as follows:

Reche Canyon Road and Barton Road

The North Entrance to Reche Canyon at the intersection of Reche Canyon Road and Barton Road will be heavily landscaped on both sides of Reche Canyon Road to provide a shady passage and resting area for pedestrians and equestrians. When street realignment is completed at Reche Canyon Road and Barton Road, pedestrians and equestrians crossing Barton Road at Reche Canyon Road will be aided by traffic signals.

Approximately 3.8 acres on the west side of Reche Canyon Road.

An approximately one-half acre landscaped area on the east side of Reche Canyon Road should be provided as an entry statement.

Possible staging area adjacent to and between Reche Canyon Road and flood control channel

To increase safety, the entrance to the staging area should be located away from the busy intersection.

Southeast Corner of Reche Canyon Road and Prado Lane

Approximately 7 acres owned by Southern California Edison

If well designed, could accommodate both passive and active recreational uses

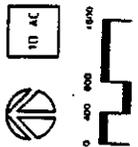
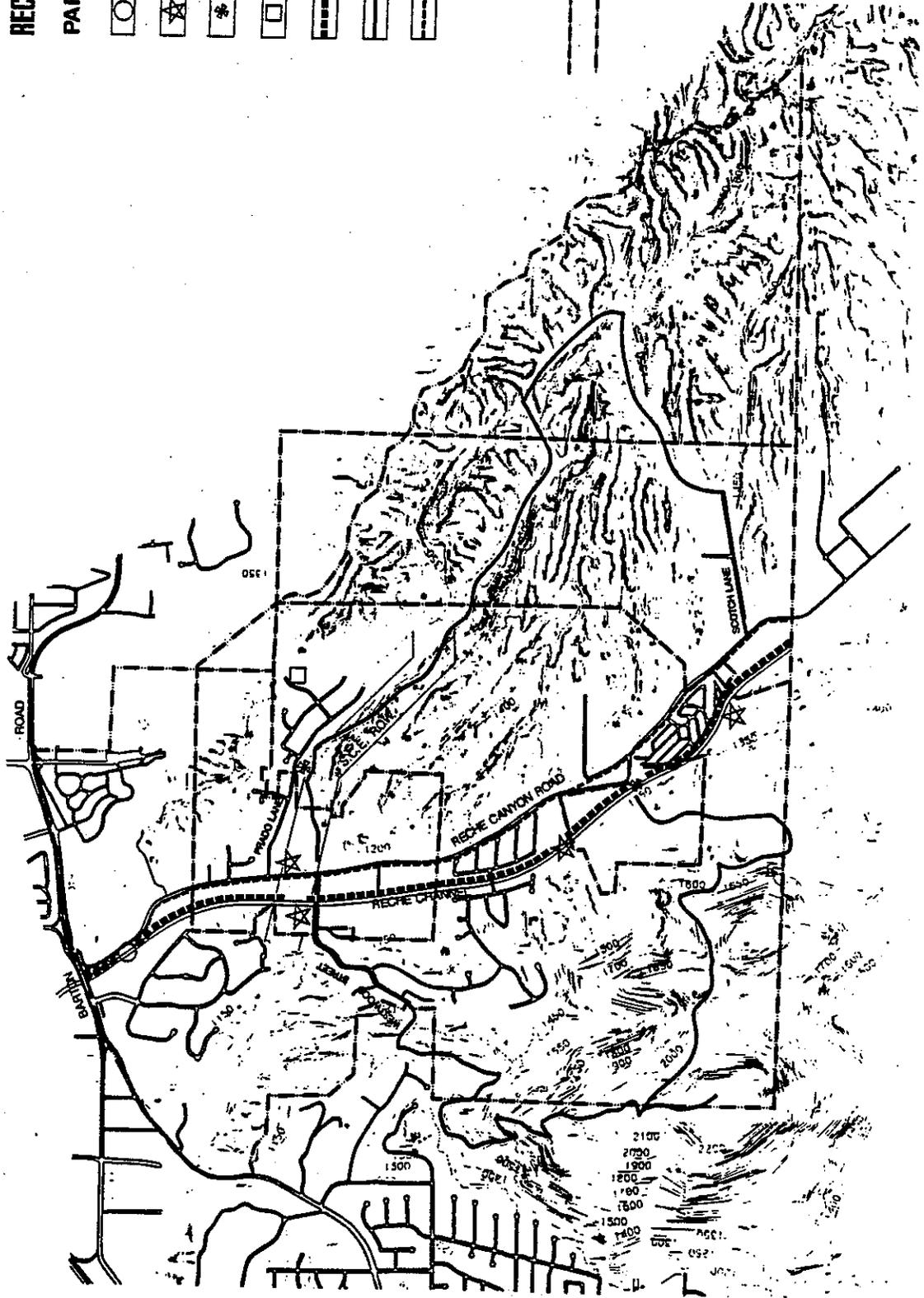
Passing through this park along its southern edge is the eastern loop trail for hikers and equestrians. This trail crosses Reche Canyon Road at Westwood Street, where it joins the main trail along the flood control channel for hikers and equestrians.

RECHE CANYON SPECIFIC PLAN

PARKS AND TRAILS PLAN

-  POSSIBLE STAGING AREA
-  POSSIBLE PARK
-  EXISTING MINI PARK
-  SCHOOL
-  MAIN TRAIL
(hikers & equestrians)
-  LOOP TRAIL
(hikers & equestrians)
-  BICYCLE TRAIL

-  JURISDICTION BOUNDARY
-  SPECIFIC PLAN AREA BOUNDARY



10 AC



Development of the site will require the cooperation of the Southern California Edison Company, which owns the land.

Reche Canyon Road North of Westwood Street

Approximately 10 acres bisected by the flood control channel and the Southern California Edison easement. The park would be almost entirely in the Edison easement.

Suitable for both passive and active recreational uses.

West of Reche Canyon Road South Of Tentative Tract 12576

Approximately 16.6 acres, bisected by the flood control channel.

Suitable for both passive and active recreational uses.

Adjacent to Flood Control Channel North of Trailer Park

2-3 acres owned by the San Bernardino Flood Control District

Suitable for neighborhood mini-park or small staging area.

This park site has convenient access to Reche Canyon Road and has its access road already in place (the bend in Reche Canyon Road when realignment is completed). Park visitors will likely take advantage of the convenience store adjacent to the park to purchase refreshments. The park provides access to the main trail along the flood control channel as well as the trail loop to Blue Mountain. Because of the excellent access to major trails, this would be a good location for a small equestrian or hiking staging area with a few parking spaces near the flood control channel.

4.6.2 Equestrian Arena

Because scarce land resources must be dedicated to recreational uses on a priority basis, the plan does not specify that there will be a city-owned equestrian arena. This view is supported by many canyon residents who favor open playing fields, picnic areas, hiking and equestrian trails, and rest areas for hikers and equestrians. However, in the event that a city-owned equestrian arena is not developed, the City of Colton should work with private organizations by assisting them in selecting an appropriate location for the development of a privately owned arena. A conditional use permit should be required for such a facility to ensure proper design and operation.

RECHE CANYON SPECIFIC PLAN

MAJOR RIDGELINES

STEEP SLOPES VISIBLE FROM RECHE CANYON ROAD



JURISDICTION BOUNDARY

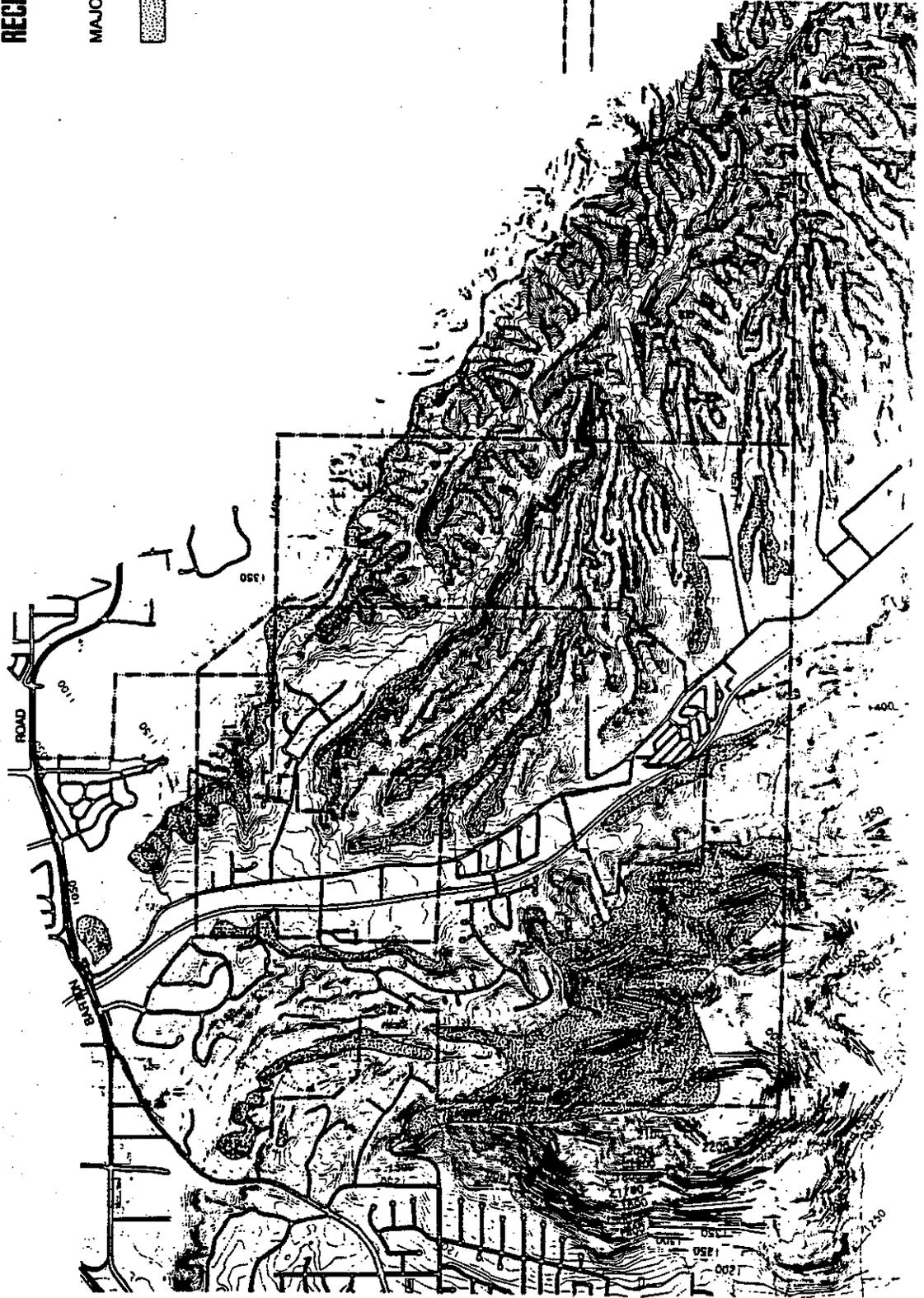


SPECIFIC PLAN AREA BOUNDARY



10 AC

0 400 800 1600



psd Planning and Urban Design
1000 W. 10th St., Suite 100
Portland, OR 97204
(503) 228-1111

4.6.3 Proposed Trails

The proposed trail system for Reche Canyon is illustrated on Figure 14. One main trail is proposed. It follows the flood control channel on its eastern side. Connected to the main trail are two loop trails one leading westward to Blue Mountain and one eastward into the canyons and mountains. These trails are to be used by both equestrians and hikers. A grade-separated bicycle trail is proposed to follow along Reche Canyon Road.

The main trail along the eastern side of the flood control channel will be within the San Bernardino County Flood Control District right-of-way and will link to other regional trails. This trail will form the spine of the Reche Canyon trail system. It is the most important trail in the canyon because it connects to the Santa Ana River to the northwest. Both hikers and equestrians share this trail.

Two loop trails for hikers and equestrians are proposed. The western trail loop leads from Reche Canyon Road to Blue Mountain, then northward where it returns to Reche Canyon Road. The eastern trail loop follows the route of the proposed loop roadway system via Scotch Lane and its extension that will connect to an extension of Prado Lane. The precise route of the eastern trail will be adjusted to fit existing conditions. For example, the trail along Scotch Lane and its extension and connection to Prado Lane may be located within the roadway right-of-way. Where the Southern California Edison right-of-way connects to the roadway, the trail may leave the street right of way and follow Southern California Edison's access roads through the mountains. Where the trail passes through the new development along Prado Lane, it does not necessarily have to follow the road, but could be designed to follow the stream or some other pleasant route.

In addition to the main trail along the flood control channel and the loop trails that lead into the mountains, a grade separated bicycle trail will be provided along Reche Canyon Road. This trail will be divided into two one way lanes, located one on each side of the roadway.

4.6.4 Limiting Misuse by Off Road Vehicles

An extensive informal network of trails exists throughout the canyon. These trails, which lead into undeveloped portions of the canyon are currently used by hikers, equestrians, and off-road vehicles. The presence of off-road vehicles has, unfortunately, led to much damage to the vegetation and erosion of soils within the canyon. To prevent future damage to the canyon by misuse of off road vehicles, signs should be posted informing people of restrictions and an increased law enforcement effort needs to be made to enforce rules regarding off road vehicle use. (See Figure 14.)

4.7 MAJOR RIDGELINES

The canyon's major ridgelines and peaks that are visible from Reche Canyon Road play a major role in establishing the area's generally open character. To help maintain this character, development along these ridges, and the slopes that lead up to them, should be very limited.

Grading should be kept to an absolute minimum, with the creation of large cuts, fills and pads being avoided at all times. Proposed developments along the ridges identified in Figure 15 should receive special attention from each reviewing jurisdiction (i.e., Colton, Loma Linda, San Bernardino County) in relation to density, grading and design. Developers, planners and architects should take care to design their developments in these areas to avoid undue intrusions on these ridges, and to locate buildings off the ridgetops themselves.

Land forms not visible from Reche Canyon Road may be graded and built upon so long as all grading and development is consistent with other provisions of this specific plan.

RECHE CANYON SPECIFIC PLAN

CHAPTER FIVE:

LAND USE STANDARDS

This chapter provides the overall land use standards for the Reche Canyon Specific Plan. The following standards apply to all land uses within the boundaries of the specific plan. All development within the Reche Canyon Specific Plan area shall comply with the land use standards set forth below, and elsewhere in the specific plan. Except as provided for herein, all development shall also be consistent with the provisions of the Colton Municipal Code if located in the City of Colton, the Loma Linda Municipal Code if located in the City of Loma Linda, and the San Bernardino County Code if located in the County of San Bernardino.

Throughout this chapter there are references to the Colton Municipal Code, even though portions of the specific planning area lie outside Colton's corporate limits. In these cases, references to the Colton Municipal Code shall be interpreted as being to the most similar provision(s) of the Loma Linda Municipal Code within the corporate limits of Loma Linda. References to the Colton Municipal Code shall be interpreted as being to the most similar provision(s) of the San Bernardino County Code within unincorporated territory.

5.1 OPEN SPACE

5.1.1 Purpose and Intent

The purpose of the Open Space Zone is to provide a land use oriented towards preserving major natural features in the Reche Canyon area through very large lots and very low residential densities. This zone is intended for use in areas predominated by steep slopes of over 30%, areas with significant natural features, or areas with other attributes that make them infeasible or inappropriate for development. It is intended for this zone to allow development with generally very low residential densities that achieve a very rural character. This land use will be applied on the upper slopes of Blue Mountain, along the slopes and ridges east of Reche Canyon Road, in areas already preserved as open space or in other areas as appropriate.

5.1.2 Permitted Densities

A range of densities is permitted as follows:

- No more than 1 dwelling per 40 acres on slopes greater than 30%.
- No more than 1 dwelling per 20 acres on slopes of between 20% and 30%.
- No more than 1 dwelling per 10 acres on slopes of less than 20%.

Density transfers to land with slopes of less than 20% is encouraged subject to the development standards contained herein in order to retain the overall open character of the open space land. No development will be permitted on land with very steep slopes of 30% or greater.

5.1.3 Principally Permitted Uses

The following uses are permitted in the Open Space Zone pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Dwellings, single family detached with no more than one residence in each structure.
2. Guest houses
3. Animal keeping (light) subject to Title 7 of the Colton Municipal Code. Animal keeping shall be limited to feeding or keeping animal for personal use, or for 4-H or other similar agricultural organization projects by the owner or occupant of the premises.
4. Plant cultivation (light) including the raising and nurturing of plants for personal use, for consumption or for aesthetic purposes.
5. Utility distribution facilities.
6. Other accessory structures, uses, and activities commonly found in residential neighborhoods that are secondary to the primary residential use, including but not limited to swimming pools, spas, equipment sheds, stables, and garages.

5.1.4 Conditionally Permitted Uses

The following uses may be permitted subject to the issuance of a conditional use permit pursuant to Section 18.32.020.D of the Colton Municipal Code, and pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Plant cultivation (heavy) including the raising and nurturing of plants as a business.
2. Animal keeping (heavy) including the keeping and feeding of animals as a business.
3. Uses not listed or easily identified as principally or conditionally permitted uses in this zone, or easily identified by the Community Development Director as belonging to one or more of the above use types, shall be permitted if granted a Conditional Use Permit pursuant to Section 18.32.020.C of the Colton Municipal Code. In considering the conditional use permit application, the Planning Commission shall find that the use is compatible with other uses permitted in the zone, and advances the goals, policies, objectives, standards, purposes and intent of this specific plan.

5.1.5 Development Standards

- Minimum Lot Sizes - 2 acres
- Minimum Lot Width - 200 feet
- Minimum Lot Depth - 100 feet
- Setbacks:
 - Front - 40 feet from a public or private street.
 - Side - 10% of the lot width up to 30 feet.
 - Rear - 40 feet.
- Floor Area Ratio (FAR) - The ratio of total gross dwelling unit floor area to lot area shall not exceed 20% for main buildings and 10% for accessory buildings and guest houses.
- Building Height and Width - The height and width of all buildings in this zone shall meet the criteria set forth in Section 18.16.040 of the Colton Municipal Code as specified for the R-E Zone. The maximum permitted building height shall be 35 feet as measured according to Section 18.08.195 of the Colton Municipal Code.

5.2 RURAL DENSITY

5.2.1 Purpose and Intent

The purpose of the Rural Density Zone is to establish a land use oriented towards creating a large lot residential environment in those portions of Reche Canyon with slopes of generally less than 30%. This zone is intended for use in areas predominated by slopes of over 20%, areas with significant natural features, or areas with other attributes that make them infeasible or inappropriate for development at densities of greater than one unit per acre. It is intended for this zone to allow development with generally very low residential densities that achieve a low density character. This land use will be applied on the lower slopes of Blue Mountain, and along undeveloped ridge lines in areas currently developed for residential purposes.

5.2.2 Permitted Densities

A range of densities is permitted as follows:

- No more than 1 dwelling per 40 acres on slopes greater than 30%.
- No more than 1 dwelling per 5 acres on slopes greater than 20%.
- No more than 1 dwelling per acre on slopes of less than 20%.

Density transfers to land with slopes of less than 20% is encouraged in order to retain the overall open character of the open space land. No development will be permitted on land with very steep slopes of 30% or greater.

5.2.3 Principally Permitted Uses

The following uses are permitted in the Rural Density Zone pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Dwellings, single family detached with no more than one residence in each structure.
2. Guest houses
3. Animal keeping (light) subject to Title 7 of the Colton Municipal Code. Animal keeping shall be limited to feeding or keeping animal for personal use, or for 4-H or other similar agricultural organization projects by the owner or occupant of the premises.
4. Plant cultivation (light) including the raising and nurturing of plants for personal use, for consumption or for aesthetic purposes.
5. Utility distribution facilities.
6. Other accessory structures, uses, and activities commonly found in, but incidental to, residential neighborhoods that are secondary to the primary residential use, including but not limited to swimming pools, spas, equipment sheds, stables, and garages.

5.2.4 Conditionally Permitted Uses

The following uses may be permitted subject to the issuance of a conditional use permit pursuant to Section 18.32.020.D of the Colton Municipal Code, and pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Plant cultivation (heavy) including the raising and nurturing of plants as a business.
2. Animal keeping (heavy) including the keeping and feeding of animals as a business.
3. Uses not listed or easily identified as principally or conditionally permitted uses in this zone, or easily identified by the Community Development Director as belonging to one or more of the above use types, shall be permitted if granted a Conditional Use Permit pursuant to Section 18.32.020.C of the Colton Municipal Code. In considering the conditional use permit application, the Planning Commission shall find that the use is compatible with other uses permitted in the zone, and advances the goals, policies, objectives, standards, purposes and intent of this specific plan.

5.2.5 Development Standards

- Minimum Lot Sizes - 1 acre
- Minimum Lot Width - 150 feet
- Minimum Lot Depth - 100 feet
- Setbacks:
 - Front - 40 feet from a public or private street.
 - Side - 10% of the lot width up to 30 feet.
 - Rear - 40 feet.
- Floor Area Ratio (FAR) - The ratio of total gross dwelling unit floor area to lot area shall not exceed 20% for main buildings and 10% for accessory buildings and guest houses.
- Building Height and Width - The height and width of all buildings in this zone shall meet the criteria set forth in Section 18.16.040 of the Colton Municipal Code as specified for the R-E Zone. The maximum permitted building height shall be 35 feet as measured according to Section 18.08.195 of the Colton Municipal Code.

5.3 ESTATE DENSITY

5.3.1 Purpose and Intent

The purpose of the Estate Density Zone is to provide for the development of residential neighborhoods on large lots located in relatively flat portions of the planning area. It is intended that this land use will be applied in the flatter portions of Reche Canyon (except where developed at greater densities than one unit per half acre), in areas presently developed at similar densities, and in the upper reaches of the side canyons.

5.3.2 Permitted Densities

A range of densities is permitted as follows:

- No more than 1 dwelling per acre on slopes between 20% and 30%.
- No more than 1 dwelling per 20,000 square feet on slopes of less than 20%.

Density transfers to land with slopes of less than 10% is encouraged in order to retain the overall open character of the open space land. No development will be permitted on land with very steep slopes of 20% or greater.

5.3.3 Principally Permitted Uses

The following uses are permitted in the Estate Density Zone pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Dwellings, single family detached with no more than one residence in each structure.
2. Guest houses
3. Animal keeping (light) subject to Title 7 of the Colton Municipal Code. Animal keeping shall be limited to feeding or keeping animal for personal use, or for 4-H or other similar agricultural organization projects by the owner or occupant of the premises.
4. Plant cultivation (light) including the raising and nurturing of plants for personal use, for consumption or for aesthetic purposes.
5. Utility distribution facilities.
6. Other accessory structures, uses, and activities commonly found in, but incidental to, residential neighborhoods that are secondary to the primary residential use, including but not limited to swimming pools, spas, equipment sheds, stables, and garages.

5.3.4 Conditionally Permitted Uses

The following uses may be permitted subject to the issuance of a conditional use permit pursuant to Section 18.32.020.D of the Colton Municipal Code, and pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Plant cultivation (heavy) including the raising and nurturing of plants as a business.
2. Animal keeping (heavy) including the keeping and feeding of animals as a business.
3. Religious assembly.
4. Convalescent homes, as defined in Section 18.08.35 of the Colton Municipal Code, subject to the following conditions:
 - That the use is located no farther than 2,200 feet from the intersection of Barton Road and Reche Canyon Road.
 - That the convalescent home has no more than 150 beds, or accommodations for no more than 150 people.
 - That no other convalescent home is located within 1,000 feet.

4. Uses not listed or easily identified as principally or conditionally permitted uses in this zone, or easily identified by the Community Development Director as belonging to one or more of the above use types, shall be permitted if granted a Conditional Use Permit pursuant to Section 18.32.020.C of the Colton Municipal Code. In considering the conditional use permit application, the Planning Commission shall find that the use is compatible with other uses permitted in the zone, and advances the goals, policies, objectives, standards, purposes and intent of this specific plan.

5.3.5 Development Standards

- Minimum Lot Sizes - 20,000 square feet
- Minimum Lot Width - 100 feet
- Minimum Lot Depth - 100 feet
- Setbacks:
 - Front - 35 feet from a public or private street, but may be reduced to 25 feet if the Planning Commission finds that grading would be reduced significantly thereby.
 - Side - 10% of the lot width up to 15 feet.
 - Rear - 20 feet.
- Floor Area Ratio (FAR) - The ratio of total gross dwelling unit floor area to lot area shall not exceed 20% for main buildings and 10% for accessory buildings and guest houses.
- Building Height and Width - The height and width of all buildings in this zone shall meet the criteria set forth in Section 18.16.040 of the Colton Municipal Code as specified for the R-E Zone. The maximum permitted building height shall be 35 feet as measured according to Section 18.08.195 of the Colton Municipal Code.

5.4 LOW DENSITY

5.4.1 Purpose and Intent

The purpose of the Low Density Zone is to provide for the development of predominantly single family detached residential neighborhoods that reflect typical suburban characteristics. This land use is intended for use on terrain of less than 20% slope in the larger side canyons off of Reche Canyon Road, and in areas already developed in similar densities.

5.4.2 Permitted Densities

Residential densities of between two units per gross acre and four units per gross acre is permitted on slopes of less than 20%, with a target density of two units per acre. Credit at the rate of one unit per 5 acres on land with slopes of between 20% and 30%, and one unit per 40 acres on land with slopes greater than 30% will be granted.

Density transfers to land with slopes of less than 10% is encouraged in order to retain the overall open character of the open space land and hillsides. No development will be permitted on land with slopes of 20% or greater.

5.4.3 Principally Permitted Uses

The following uses are permitted in the Low Density Zone pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Dwellings, single family detached with no more than one residence in each structure.
2. Guest houses
3. Plant cultivation (light) including the raising and nurturing of plants for personal use, for consumption or for aesthetic purposes.
4. Other accessory structures, uses, and activities commonly found in, but incidental to, residential neighborhoods that are secondary to the primary residential use, including but not limited to swimming pools, spas, equipment sheds, and garages.

5.4.4 Conditionally Permitted Uses

The following uses may be permitted subject to the issuance of a conditional use permit pursuant to Section 18.32.020.D of the Colton Municipal Code, and pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Dwellings, single family attached with no more than two residences in each structure, and subject to the following conditions:
 - The number of attached dwelling units does not exceed 25% of the total number of dwelling units approved within the development application.
 - The subject application is for the construction of eight or more new dwellings.
 - A site plan has been submitted and approved either as part of the conditional use permit application, or as part of another development permit application.
 - The development application is in all other regards consistent with the provision of this specific plan.
2. Religious assembly.
3. Uses not listed or easily identified as principally or conditionally permitted uses in this zone, or easily identified by the Community Development Director as belonging to one or more of the above use types, shall be permitted if granted a Conditional Use Permit

pursuant to Section 18.32.020.C of the Colton Municipal Code. In considering the conditional use permit application, the Planning Commission shall find that the use is compatible with other uses permitted in the zone, and advances the goals, policies, objectives, standards, purposes and intent of this specific plan.

5.4.5 Development Standards

- Minimum Lot Sizes - 20,000 square feet, except as approved for attached single family dwellings per Section 5.4.4, or in cases where existing lot sizes are less than 20,000 square feet.
- Minimum Lot Width - 60 feet
- Minimum Lot Depth - 100 feet
- Setbacks:
 - Front - 35 feet from a public or private street, but may be reduced to 25 feet if the Planning Commission finds that grading would be reduced significantly thereby.
 - Side - 10% of the lot width up to 15 feet for detached units, and 20% of the lot width up to 30 feet for attached units.
 - Rear - 20 feet.
- Floor Area Ratio (FAR) - The ratio of total gross dwelling unit floor area to lot area shall not exceed 25% for main buildings and 10% for accessory buildings and guest houses, except as approved pursuant to Section 5.4.4., in which case the maximum FAR shall be 40%.
- Building Height and Width - The height and width of all buildings in this zone shall meet the criteria set forth in Section 18.16.040 of the Colton Municipal Code as specified for the R-1 Zone. The maximum permitted building height shall be 35 feet as measured according to Section 18.08.195 of the Colton Municipal Code.

5.5 INTERMEDIATE DENSITY

5.5.1 Purpose and Intent

The purpose of the Intermediate Density Zone is to provide land for the continued operation of the mobile home developments within the Reche Canyon planning area. It is intended that this designation be used in areas presently developed at densities of between four and ten dwelling units per acre, including the mobile home park. Should the existing mobile home park cease to operate, its land use classification shall revert to Estate Density.

5.5.2 Permitted Densities

Residential densities of between four units per gross acre and ten units per gross acre on slopes of less than 10%, with a target density of eight units per gross acre.

Density transfers to land with slopes of less than 10% is encouraged in order to retain the overall open character of the canyon's open space land and hillsides. No development will be permitted on land with slopes of 20% or greater.

5.5.3 Principally Permitted Uses

The following uses are permitted in the Intermediate Density Zone pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Mobile home parks.
2. Single family dwellings in conformance with Section 5.3.
3. Plant cultivation (light) including the raising and nurturing of plant material for personal use, for consumption, or for aesthetic purposes.
4. Other accessory structures, uses, and activities commonly found in, but incidental to, residential neighborhoods that are secondary to the primary residential use, including but not limited to swimming pools, spas, equipment sheds, garages, and clubhouses or other common areas.

5.5.4 Conditionally Permitted Uses

The following uses may be permitted subject to the issuance of a conditional use permit pursuant to Section 18.32.020.D of the Colton Municipal Code, and pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Religious assembly.
2. Public utility distribution facilities.
3. Uses not listed or easily identified as principally or conditionally permitted uses in this zone, or easily identified by the Community Development Director as belonging to one or more of the above use types, shall be permitted if granted a Conditional Use Permit pursuant to Section 18.32.020.C of the Colton Municipal Code. In considering the conditional use permit application, the Planning Commission shall find that the use is compatible with other uses permitted in the zone, and advances the goals, policies, objectives, standards, purposes and intent of this specific plan.

5.5.5 Development Standards

- **Minimum Lot Sizes** - None, except that no new development parcel shall be smaller than 7,200 square feet prior to the issuance of a development permit, and that a site plan has been submitted and approved.
- **Minimum Lot Width** - None
- **Minimum Lot Depth** - None
- **Setbacks:** None, except that setbacks from the original lot lines for the development parcel shall be as follows:
 - Front - 35 feet from a public or private street.
 - Side - 10% of the lot width up to 15 feet, but no less than 5 feet.
 - Rear - 20 feet.
- **Floor Area Ratio (FAR)** - The ratio of total gross dwelling unit floor area to lot area shall not exceed 40% for main buildings and 20% for accessory buildings.
- **Recreational vehicle storage** approved as part of a development permit.
- **Building Height and Width** - The height and width of all buildings in this zone shall meet the criteria set forth in Section 18.16.040 of the Colton Municipal Code as specified for the R-2 Zone. The maximum permitted building height shall be 35 feet as measured according to Section 18.08.195 of the Colton Municipal Code.

5.6 HIGH DENSITY

5.6.1 Purpose and Intent

The purpose of the High Density Zone is to provide land for the continued operation of attached single family, apartment, and condominium developments within the Reche Canyon planning area. It is intended that this designation be used in areas presently developed at densities of between ten and fifteen dwelling units per acre, including the existing apartment complexes in Planning Area Two.

5.6.2 Permitted Densities

Residential densities of between ten units per gross acre and fifteen units per gross acre on slopes of less than 10%, with a target density of thirteen units per gross acre.

Density transfers to land with slopes of less than 10% is encouraged in order to retain the overall open character of the canyon's open space land and hillsides. No development will be permitted on land with slopes of 20% or greater.

5.6.3 Principally Permitted Uses

The following uses are permitted in the High Density Zone pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Dwellings, either attached or detached, at densities of between ten units per gross acre and fifteen units per gross acre.
2. Plant cultivation (light) including the raising and nurturing of plant material for personal use, for consumption, or for aesthetic purposes.
3. Other accessory structures, uses, and activities commonly found in, but incidental to, residential neighborhoods that are secondary to the primary residential use, including but not limited to swimming pools, spas, equipment sheds, stables, garages, and clubhouses or other common areas.

5.6.4 Conditionally Permitted Uses

The following uses may be permitted subject to the issuance of a conditional use permit pursuant to Section 18.32.020.D of the Colton Municipal Code, and pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Religious assembly.
2. Public utility distribution facilities.
3. Uses not listed or easily identified as principally or conditionally permitted uses in this zone, or easily identified by the Community Development Director as belonging to one or more of the above use types, shall be permitted if granted a Conditional Use Permit pursuant to Section 18.32.020.C of the Colton Municipal Code. In considering the conditional use permit application, the Planning Commission shall find that the use is compatible with other uses permitted in the zone, and advances the goals, policies, objectives, standards, purposes and intent of this specific plan.

5.6.5 Development Standards

- Minimum Lot Sizes - None, except that no new development parcel shall be smaller than 7,200 square feet prior to the issuance of a development permit, and that a site plan has been submitted and approved.
- Minimum Lot Width - None
- Minimum Lot Depth - None

- **Setbacks:** None, except that setbacks from the original lot lines for the development parcel shall be as follows:
 - Front - 35 feet from a public or private street, but may be reduced to 25 feet if the Planning Commission finds that grading would be reduced significantly thereby.
 - Side - 10% of the lot width up to 15 feet, but no less than 5 feet.
 - Rear - 20 feet.
- **Floor Area Ratio (FAR)** - The ratio of total gross dwelling unit floor area to lot area shall not exceed 75% for main buildings and 40% for accessory buildings.
- **Recreational vehicle storage** approved as part of a development permit.
- **Building Height and Width** - The height and width of all buildings in this zone shall meet the criteria set forth in Section 18.16.040 of the Colton Municipal Code as specified for the R-2 Zone. The maximum permitted building height shall be 35 feet as measured according to Section 18.08.195 of the Colton Municipal Code.

5.7 COMMERCIAL

5.7.1 Intent and Purpose

The purpose of the Commercial Zone is to provide for the development of neighborhood serving commercial uses in Reche Canyon that are oriented primarily to serving the needs of those who live in the canyon. This designation is intended for use in Planning Area Seven near the existing commercial development.

5.7.2 Principally Permitted Uses

The following uses are permitted in the High Density Zone pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Administrative or professional services
2. Business support services provided that said services are provided to clients or customers off-site.
3. Convenience sales and services provided that no drive-through facilities are provided.
4. Plant cultivation (light) including the raising and nurturing of plant material for personal use, for consumption, or for aesthetic purposes.
5. Retail sales (indoors).

6. Public utility distribution facilities.

5.7.3 Conditionally Permitted Uses

The following uses may be permitted subject to the issuance of a conditional use permit pursuant to Section 18.32.020.D of the Colton Municipal Code, and pursuant to the development, performance and operational standards contained elsewhere in this specific plan, in the Colton Comprehensive General Plan, and in the Colton Municipal Code.

1. Child care services
2. Cultural exhibits
3. Educational institutions
4. Financial institutions
5. Food and beverage sales
6. Library services
7. Religious assembly
8. Repair services for appliances, apparel and musical instruments conducted entirely indoors.
9. Retail sales (outdoors), excluding the sale of automobiles or other automotive equipment.
10. Uses not listed or easily identified as principally or conditionally permitted uses in this zone, or easily identified by the Community Development Director as belonging to one or more of the above use types, shall be permitted if granted a Conditional Use Permit pursuant to Section 18.32.020.C of the Colton Municipal Code. In considering the conditional use permit application, the Planning Commission shall find that the use is compatible with other uses permitted in the zone, and advances the goals, policies, objectives, standards, purposes and intent of this specific plan.

5.7.4 Development Standards

- Minimum Lot Sizes - 20,000 square feet
- Minimum Lot Width - 100 feet
- Minimum Lot Depth - 100 feet
- Setbacks:

Front - 35 feet from a public or private street, but may be reduced to 25 feet if the Planning Commission finds that grading would be reduced significantly thereby. Said setback shall be landscaped pursuant to the provisions of this specific plan with the exception of areas required for vehicular and pedestrian access.

Side - 10% of the lot width up to 15 feet, but no less than 5 feet.

Rear - 20 feet.

- Floor Area Ratio (FAR) - The ratio of total gross building floor area to lot area shall not exceed 30% for main buildings and 10% for accessory buildings.
- Building Height and Width - The height and width of all buildings in this zone shall meet the criteria set forth in Section 18.16.040 of the Colton Municipal Code as specified for the R-2 Zone. The maximum permitted building height shall be 25 feet as measured according to Section 18.08.195 of the Colton Municipal Code.

5.8 SPECIFIC PLAN - LOMA LINDA

5.8.1 Purpose and Intent

The purpose of the Specific Plan - Loma Linda Zone is to provide for planned developments within the City of Loma Linda's portion of the Reche Canyon Specific Plan area pursuant to specific plans adopted pursuant to the City of Loma Linda's Municipal Code and applicable provisions of State law.

5.8.2 Development Standards

All development standards in this zone shall be set by specific plans.

5.9 PARKING STANDARDS

Except as provided below, on-site parking shall be provided in accordance with Section 18.16.090 of the Colton Municipal Code.

All required parking spaces in residential zones shall be enclosed, with all exceptions allowed in the zoning ordinance.

In the Low Density, Intermediate Density, and High Density Zones, one guest parking space shall be provided for each two attached dwellings, or for each two dwellings on lots smaller than 7,200 square feet.

In the Commercial Zone, parking shall not be placed in the required front setback.

5.10 GENERAL PROVISIONS

5.10.1 Uses Not Listed

Any land use category not specifically covered by the Reche Canyon Specific Plan shall be deemed inconsistent with the specific plan.

Whenever a specific use of land or activity has not been specifically listed herein as being permitted within a particular zone, it shall be the duty of the Director of Community Development, or an appointee, to determine if said use is consistent with the purpose and intent of the zone, and whether the use is compatible with other principally permitted uses in the zone.

5.10.2 Conflicts with the Colton Municipal Code

If any one or a number of the regulations, standards, and criteria contained within this specific plan should conflict with existing provisions of the Colton Municipal Code, this specific plan shall take precedence.

5.10.3 Consistency with Other Codes

All construction within the boundaries of the Reche Canyon Specific Plan shall comply with all provisions of the latest edition of the Uniform Building Code, and the various mechanical, electrical, and plumbing codes adopted by the City of Colton, the County of San Bernardino, or the City of Loma Linda as applicable.

5.10.4 Geotechnical Evaluation

Prior to the issuance of any development permit in the specific plan area, a thorough geotechnical evaluation of the area to be developed shall be undertaken, and the findings of the evaluation shall be incorporated into any plans. Prior to actual development or new construction, a complete geologic and soils investigation that shows evidence of a safe and stable development environment within the area covered by the development shall be submitted as part of the grading plan.

5.10.5 Nonconforming Uses

Structures, activities, and uses that exist at the time of adoption of this specific plan, and do not conform to the provisions of this specific plan, shall be considered nonconforming uses of land and shall be treated in the same manner as set forth in Section 18.24.100 of the Colton Municipal Code. However, lots of record that were legal prior to the date of adoption of this specific plan

shall be permitted at least one (1) dwelling unit that otherwise conforms with the provisions of this specific plan and the Colton Municipal Code.

5.10.6 Conditions Not Covered by the Reche Canyon Specific Plan

If an issue, condition, or situation arises or occurs that is not covered by this specific plan, the provisions of the Colton Municipal code that are applicable for the most similar issue, condition, or situation shall be used as the ruling regulation.

5.10.7 Definitions

Except as provided below, the definitions provided in the Colton Municipal Code shall be used for the purposes of this specific plan.

"Target Density" is the maximum number of dwelling units per gross acre permitted without specific findings as part of a development permit that the general quality of development or nature of amenities permits densities up to the maximum number of dwelling units permitted in the applicable zone.

5.11 HOME OCCUPATIONS

Home occupations shall be permitted pursuant to Section 18.24.010 of the Colton Municipal Code with the following exceptions:

- Legal or otherwise permitted home occupations in existence on the date of adoption of this specific plan that are not otherwise permitted under the provisions of Section 18.24.010 shall be regarded as nonconforming uses pursuant to Section 18.24.100 of the Colton Municipal Code.
- Other than the parking of service vehicles, no parking space required under the provisions of this specific plan shall be used for a home occupation.

5.12 SITE PLANS

Prior to the issuance of any development permit for a new development or new construction, including the construction of a single dwelling unit on a single lot, a site plan shall be prepared, submitted for approval, reviewed, and approved or conditionally approved.

5.12.1 Submission of Application

Applications for site plan review shall be considered incomplete unless and until they contain the following:

- A vicinity map illustrating the relationship of the project site to other properties in the specific plan area.
- Precise street alignments, including all dedicated rights-of-way.
- On and off-site public and private improvements
- Conceptual grading
- Building footprints
- Parking and on-site vehicular and pedestrian circulation
- Conceptual landscape plan
- Architectural plans for all structures proposed including floor plans, building elevations, and roof plans. Architectural plans shall contain such detail as to clearly illustrate the finished appearance of all structures including the identification of exterior materials and colors. Said plan shall be prepared by an architect licensed in the State of California.
- Materials samples
- Commonly held property maintenance and management plan
- Tentative land division or subdivision maps (if applicable)
- Other details as shall be required prior to accepting an application as complete.
- An initial environmental assessment questionnaire, provided by the City, answering all questions regarding the potential impact of the proposed project.

5.12.2 Site Plan Review

The site plan shall be reviewed concurrently with the review of all other required development permits including, but not limited to, conditional use permits, subdivision maps, or variances.

Each site plan shall be reviewed by the Development Review Committee prior to review by the Planning Commission and/or City Council. The Development Review Committee may recommend conditions of approval to the Planning Commission and/or City Council as appropriate.

5.12.3 Required Findings of Approval

Site plans may only be approved or conditionally approved if the following findings are made:

- That the project is consistent with the land use designation, policies, goals, objectives and standards of the General Plan and the Reche Canyon Specific Plan.
- That the applicant has produced sufficient proof that the use will not be injurious or detrimental to the public health, safety or welfare, or to property in the vicinity, or to the zone in which the use will be situated, and that said effects can be prevented with the imposition of conditions.
- That the proper performance standards and conditions are, wherever necessary, imposed upon the uses that are, or that reasonably may be expected to become, obnoxious, dangerous, offensive, or injurious to the health, safety or welfare of the public or a portion thereof.
- That the integrity and character of the district in which the use will be located has been preserved.

5.13 MINOR MODIFICATIONS TO THE SPECIFIC PLAN

The City of Colton may approve development applications containing modifications to the standards of the Reche Canyon Specific Plan in the manner provided by the Colton Municipal Code if:

- The proposed modification does not result in an increase in the number of permitted dwelling units, an increase in intensity of development, or in a reduction in permitted lot sizes.
- The proposed modification will not result in grading or other land form modifications that are not allowed otherwise.
- The proposed modification is essential in achieving the overall goals and objectives of the specific plan.
- That project alternatives have been considered and that the proposed project with modifications represent the best of all reasonable alternatives considered.
- Approval of the project with modifications to standards will not conflict with the implementation of the specific plan on the subject property or other properties subject to the same specific plan standards.

RECHE CANYON SPECIFIC PLAN

CHAPTER SIX:

DESIGN STANDARDS

The purpose of the design standards is to provide specific design criteria for the development of property within the Reche Canyon Specific Plan area.

The design standards are intended as criteria to be used by builders, planners, architects, landscape architects, and civil engineers under the review and approval by the City of Colton.

6.1 GRADING AND DRAINAGE STANDARDS

In steep terrain under natural conditions every stone, plant, animal and trickle of water has its place. When the relationships of these elements are changed through development, potential hazards may be created. The primary hazards include slope failure and flooding.

When a hillside area is developed, damage to the watershed may occur due to increased erosion, nutrient runoff, and siltation. Paving over a natural drainage way may mean loss of water needed to recharge the groundwater reservoir as well as less water available to meet the needs of the native plant and animal community that inhabits the hillside.

Because the deterioration that results in slope failure and damage to the watershed is a gradual process, the original owner and builder are often not around when the hillside problems and financial losses they helped to create finally appear. The purpose of grading and drainage standards is to anticipate potential problems, prevent hazardous conditions that could result in slope failures and flooding, prevent deterioration of the watershed, and preserve as much as possible the natural character of the area.

6.1.1 Grading Standards

In addition to Chapter 70 of the Uniform Building code and any other applicable grading requirements, the following grading standards shall apply to all grading of land within the Reche Canyon Specific Plan Area except lands which are within the Loma Linda Specific Plan area.

Geotechnical Studies

Because of the geological constraints within the Reche Canyon area such as potentially unstable and steep slopes, possible poorly compacted and partially compacted soils in low lying areas, and faults, geotechnical investigations shall be conducted prior to issuance of any discretionary

development permit. These studies shall be performed by an engineering geologist and a soils engineer, registered by the State of California. Typical recommendations by the geotechnical consultants could include but are not limited to requiring minimum slope setbacks, removal of loose or poorly compacted soils and replacement with compacted fill, and specially designed building foundations.

In addition to conducting pre-grading studies, the engineering geologist and soils engineer shall provide inspections of the grading work in progress to ensure that their recommendations are being followed and to recommend modifications of the grading plan if conditions make it necessary.

Grading Plans

All grading plans will be designed and prepared by a registered civil engineer in accordance with good planning practices, applicable codes, and restrictions determined by detailed studies of the geological, hydrological, and soils conditions of the site.

Natural Features

Significant natural landmarks and other outstanding features should be maintained in their natural state.

Minimize Grading

Grading in hillside areas should be the minimum necessary to be consistent with the other standards contained within the specific plan. Grading should be limited to that which is necessary for the primary use of each lot. Excessive grading outside of the building footprint and driveway area shall be discouraged.

Remedial Grading

The extent of remedial grading shall be strictly limited to grading necessary to correct dangerous conditions. Remedial grading on slopes with a greater than 25 percent grade may be permitted only for safety purposes where adverse bedding planes or other geologic conditions make development of lower slopes unsafe. Remedial grading shall not be used to materially increase the buildable area of the site.

Geotechnical studies prepared by an engineering geologist and soils engineer, registered by the State of California, must be submitted prior to approval of remedial grading. A detailed plan for slope stabilization must also be submitted and approved prior to the issuance of any development permit.

Landform Grading

On all natural slopes greater than 5 feet in height that require grading, landform grading (contour grading) shall be used to simulate the appearance of the natural terrain. (Figures 16 and 17).

Graded areas should blend with the natural terrain by avoiding abrupt changes in grade and by rounding off sharp angles at the top, toe, and side of all cut and fill slopes. Slopes should undulate with a minimum of long flat, inclined planes and acute angles. Large pads and excessive terracing are to be avoided.

Grading for Roadways on Hillsides

Where placement of roads near ridges or on slopes is proposed, acceptable roadway placements shall include a split roadway section to accommodate grade, knob removal to accommodate views from the road, and the rounding of cut slopes to enhance appearances. (See Figures 18 and 19.)

When the established alignment of a road does not conform to the natural contours of slopes, excessively long stretches of manufactured straight embankments shall not be permitted. In such a case, the undulation of slope embankments shall be provided. (See Figure 20.)

Slope Repairs

When the gradient of the natural slope exceeds 20 percent, (5:1), benches must be used when fill is used to repair even a small portion of a slope.

Grading on Slopes Greater Than 25 Percent Grade

Grading on naturally occurring slopes of 25 percent grade or more that are greater than 25 feet in height shall not occur unless grading is for access and/or remedial purposes, and specifically approved by the City of Colton after geotechnical studies have been conducted by a soils engineer and an engineering geologist registered by the State of California. A detailed plan for slope stabilization must also be submitted and approved prior to the issuance of any grading permit.

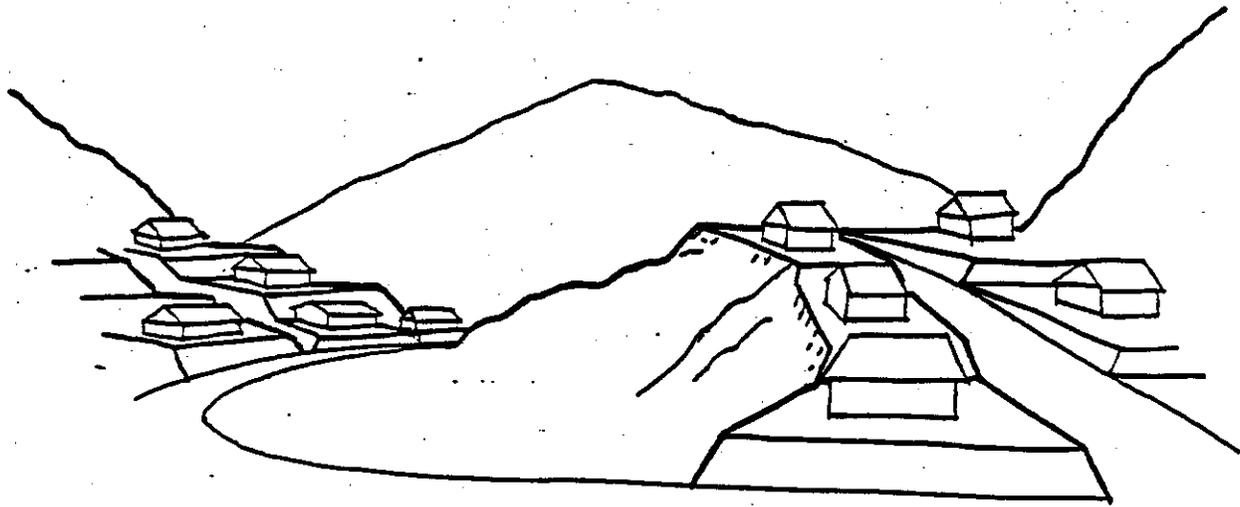
The extent of remedial grading on slopes having greater than 25 percent grade shall be strictly limited to grading necessary to correct dangerous conditions and shall not be used to materially increase the buildable area of the site.

Maximum Slope Angle for Manufactured Slopes

No manufactured slope shall have a slope angle steeper than 2 horizontal to 1 vertical (2:1). Shallower slope angles may be required if detailed soils and geological investigations indicate that they are necessary.

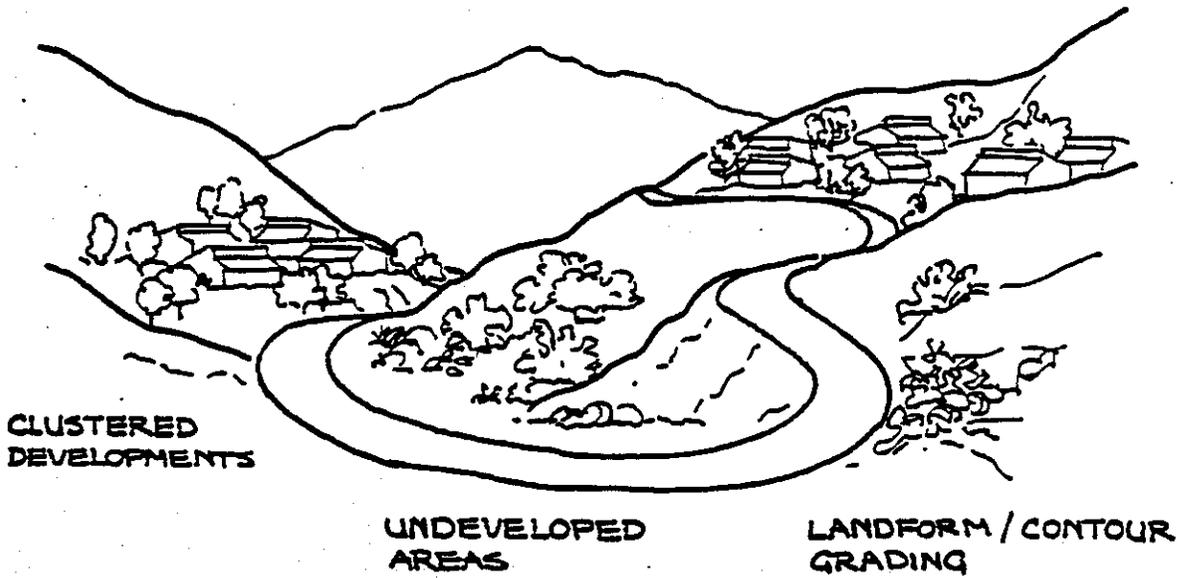
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STAIR STEPPED DEVELOPMENT

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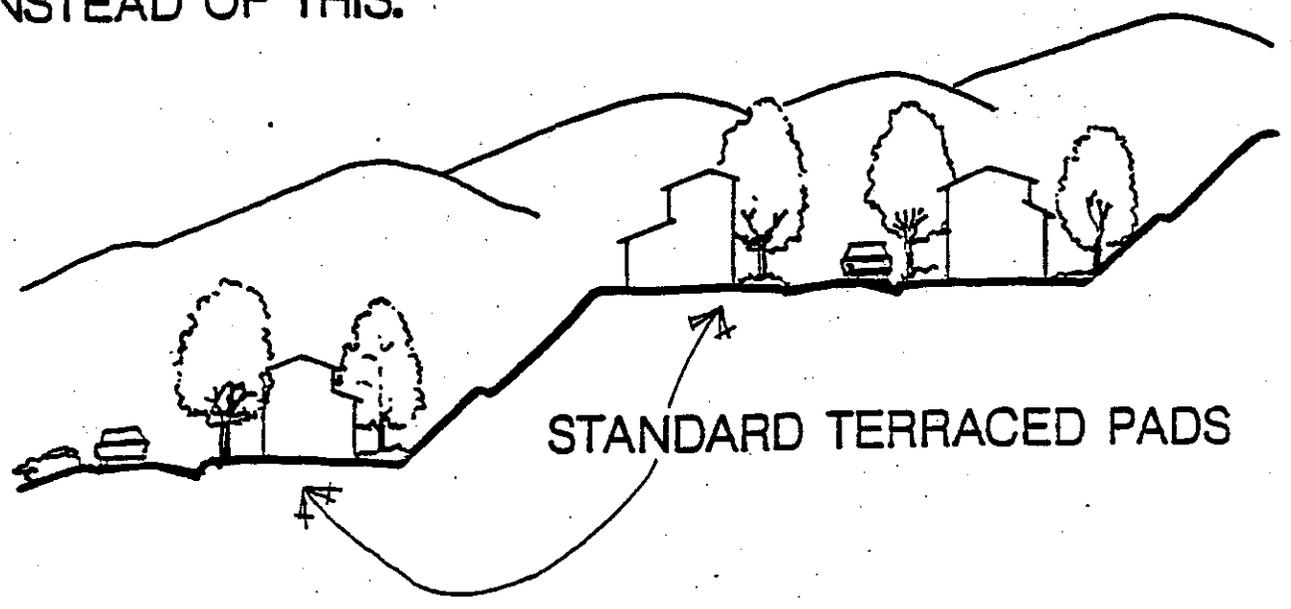


CLUSTERED DEVELOPMENTS

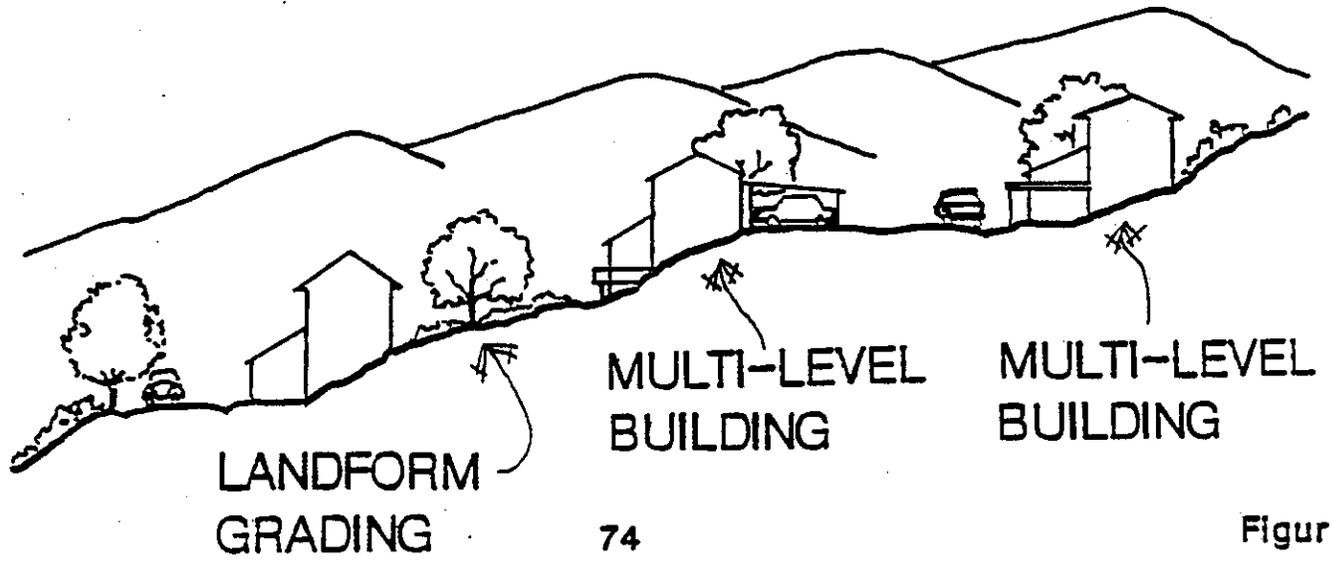
UNDEVELOPED AREAS

LANDFORM / CONTOUR GRADING

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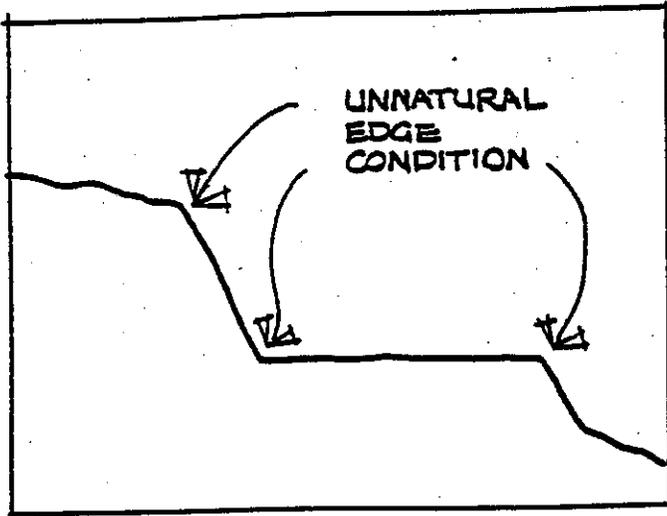


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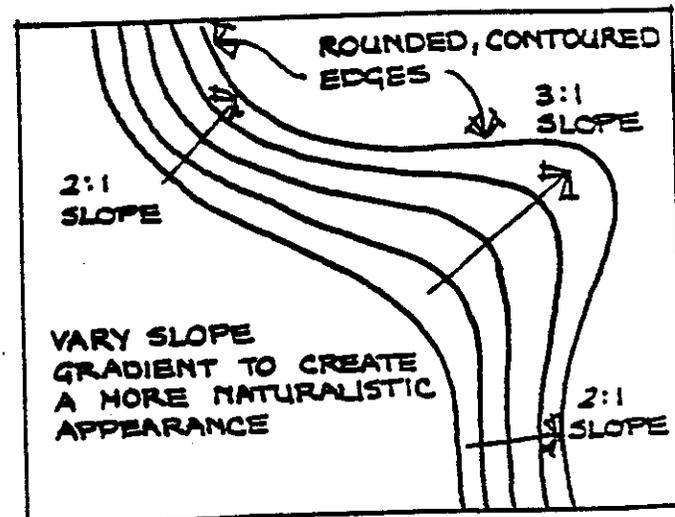
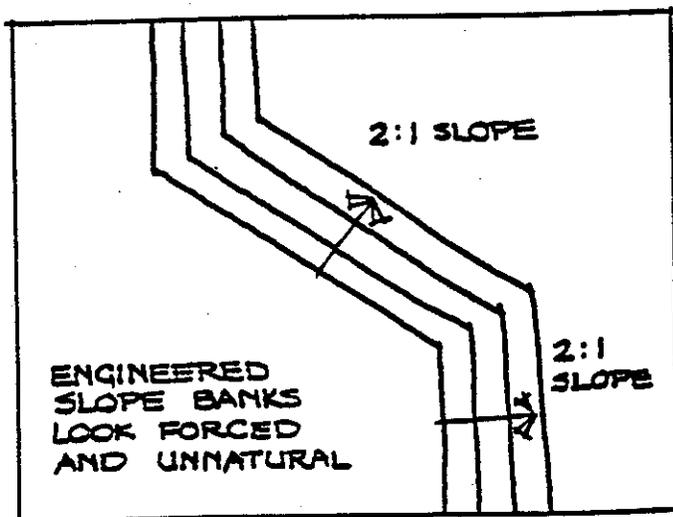
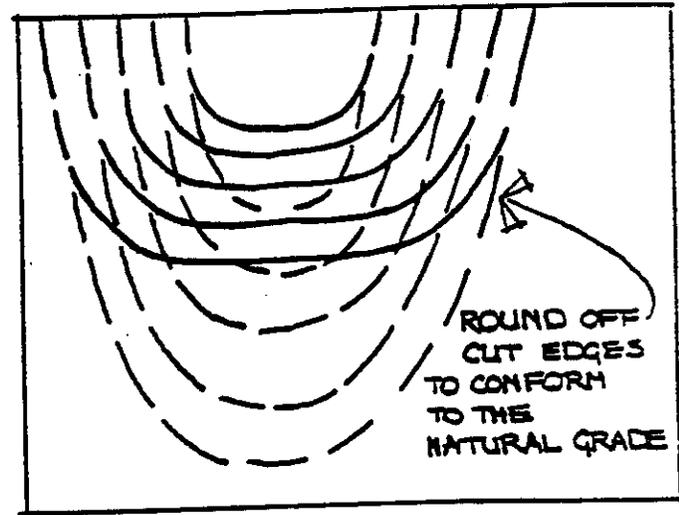
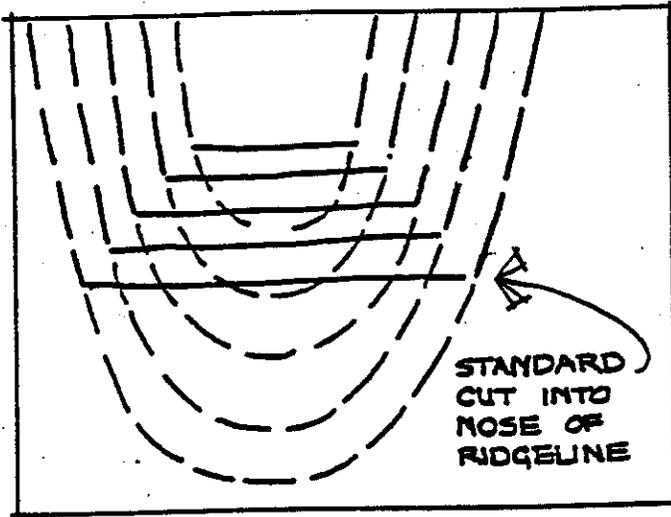
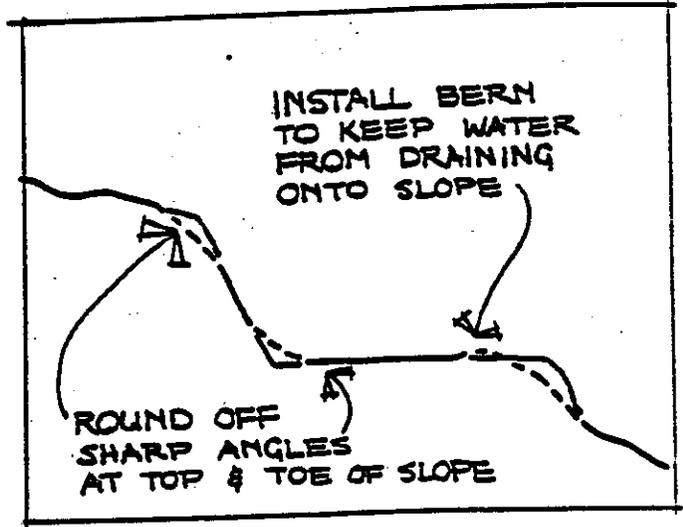


LANDFORM GRADING/CONTOUR GRADING

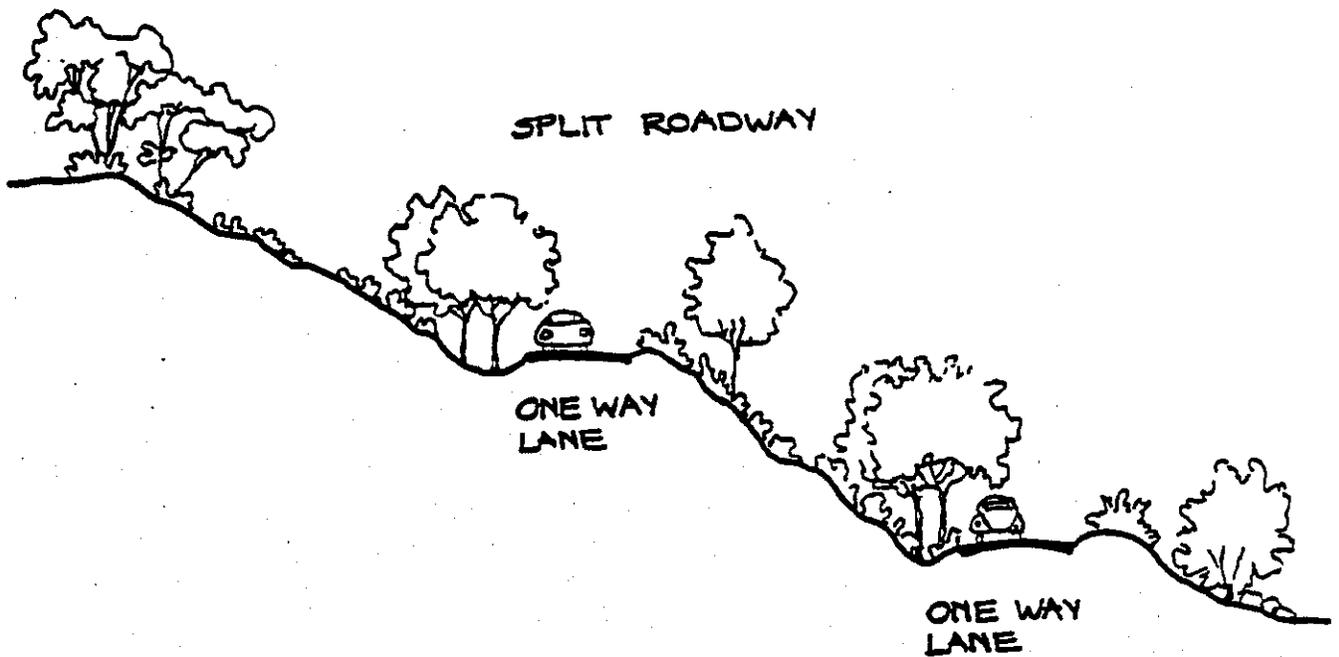
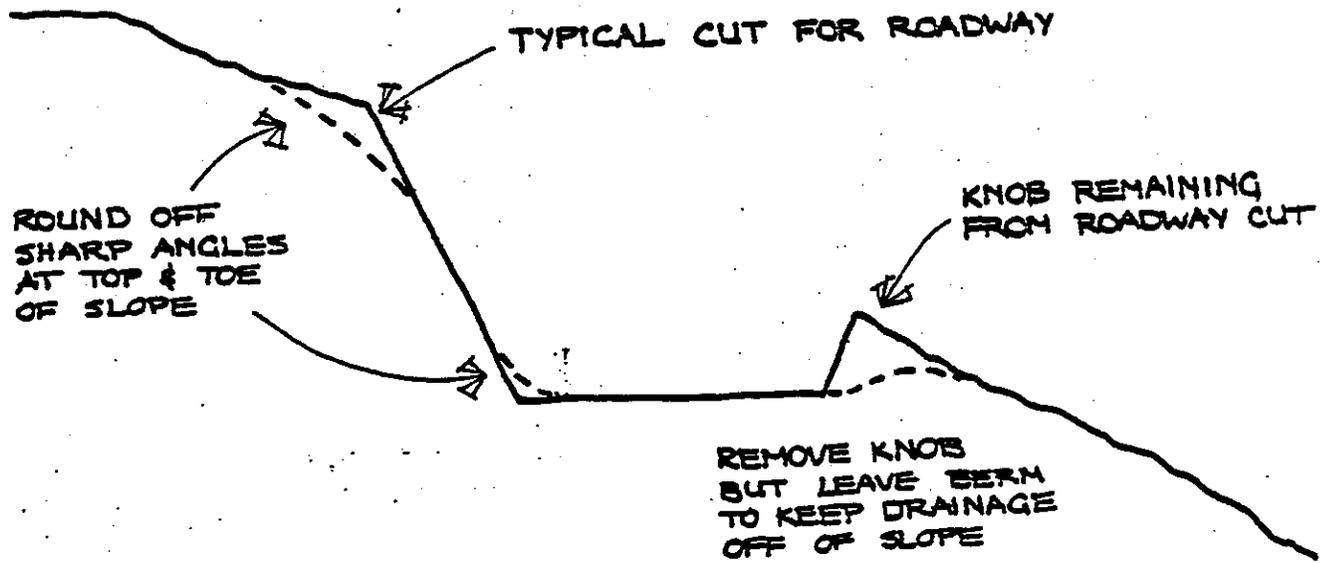
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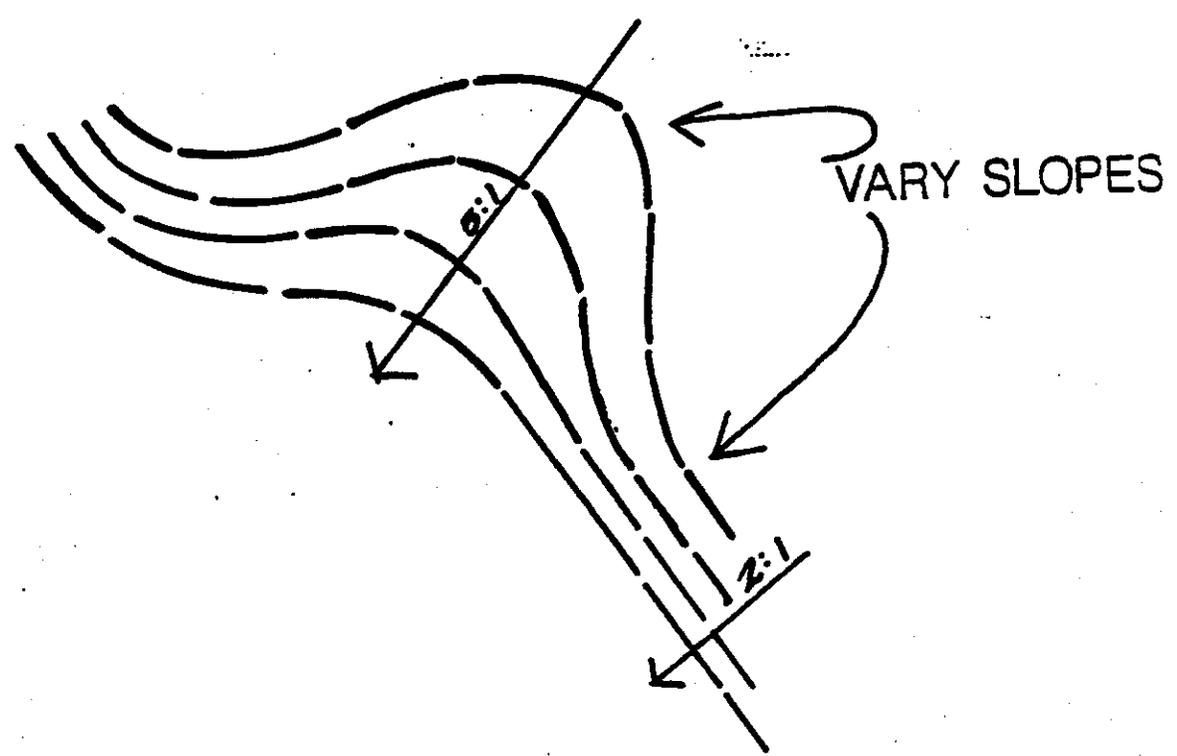
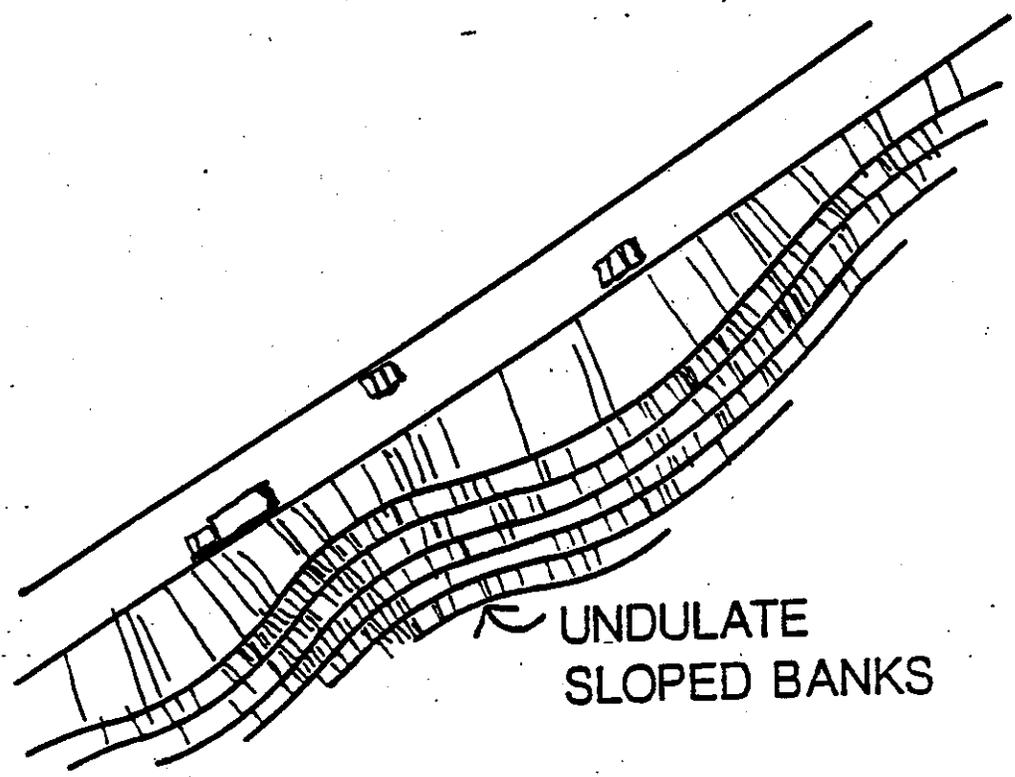
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GRADING FOR ROADWAYS ON HILLSIDES



UNDULATING SLOPE EMBANKMENTS



Conserving Topsoil

Before grading, topsoil should be removed to an average depth of 6 inches and retained on site. Topsoil should be replaced after grading.

Slope Stabilization

All manufactured slopes other than those constructed in rock must be planted and irrigated or otherwise protected from the effects of storm runoff within 30 days of rough grading.

A berm must be installed at the top of the slope to prevent water from draining onto the slope. (See Figure 21.)

Grading During the Dry Season

When grading is done during the dry season, dust must be controlled by watering. Water trucks must be maintained on site during grading or watering equipment must be available on a semi-permanent basis.

Grading During the Rainy Season

Grading shall not be permitted during the rainy season (between October 1 of any year and April 15 of the following year) unless plans for such work include details of measures to protect adjoining public or private property. These protective measures should include desilting basins or other temporary drainage control measures, a standby crew for emergency work along with a supply of emergency materials, a guard onsite whenever the depth of water in any drainage device exceeds 2 feet, and posting of a 24 hour emergency phone number of the person responsible for the project. When the 5 day rain probability exceeds 40 percent, all removable protective devices should be in place at the end of each work day.

6.1.2 Drainage Standards

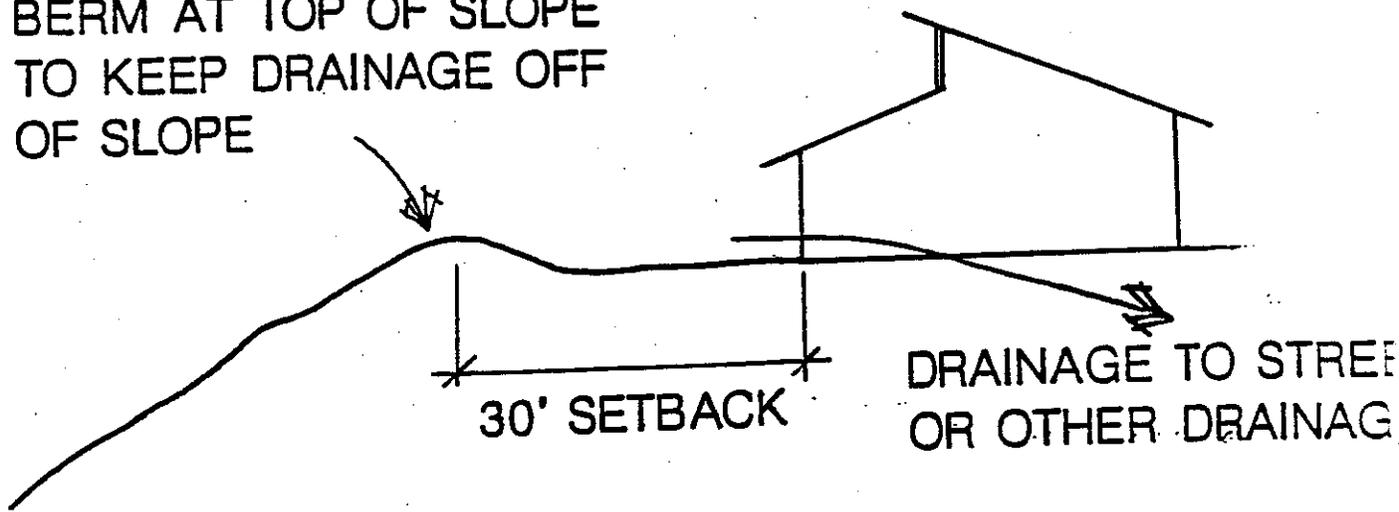
New development brings an increase in impermeable surfaces such as concrete streets and driveways which reduce the area for water to percolate into the ground and increase the amount of stormwater runoff. Increased amounts of stormwater runoff, if not managed, may pose a threat to public safety as well as contribute to the deterioration of the watershed. Although one development by itself may have a minor effect on downstream flooding, the cumulative effects of many developments may have major significance.

Reche Canyon Channel is the primary conveyer of storm drainage from the canyon. At this time Reche Canyon Channel does not have the capacity to handle increased rates of storm drainage.

A comprehensive hydrology study of the Reche Canyon watershed is necessary to determine how to manage storm drainage in the Reche Canyon area under present and future conditions. The

BERM AT TOP OF SLOPE

BERM AT TOP OF SLOPE
TO KEEP DRAINAGE OFF
OF SLOPE



study should include an analysis of the costs associated with construction and maintenance of possible storm drainage improvements such as channel improvements and construction of local detention basins.

Until the comprehensive study has been conducted and a plan has been designed to meet the flood control needs of the entire watershed, new developments must be designed so they do not increase downstream flooding hazards. Therefore, drainage standards have been established to deal with present needs while realizing that a comprehensive study of the watershed is necessary to determine a permanent management system for storm drainage.

Hydrological Studies

For any project that involves either a division of land, or construction of more than one dwelling unit, or the development of one half acre or more of land for other than residential purposes, a complete hydrological study shall be conducted in conjunction with geotechnical studies. The hydrological study shall be performed by a hydrological engineer and shall include, but not be limited to, water flow analysis (pre-development and post-development), potential flooding both upstream and downstream, and location and capacity of existing natural drainage ways. Typical recommendations by the hydrological consultant may include, but not be limited to, requiring setbacks from natural drainageways and methods of controlling storm drainage.

Although one project, by itself, may have a minor effect on downstream flooding, the cumulative effects of many such projects should be considered when designing storm drainage facilities.

Preserving Existing Significant Riparian Habitats

Major natural drainage channels containing significant perennial vegetation that may constitute wildlife habitat should remain in their natural state.

Bridges should be used instead of earthen structures to cross ravines and natural drainage ways containing significant vegetation of high wildlife habitat value.

Reconstructing Natural Drainage Channels

Every effort should be made to retain existing natural drainage channels. Preserving natural drainage channels aids groundwater recharge and provides habitat for wildlife. However, in order to prevent flooding hazards, alterations of natural drainage channels may be allowed if there is no other feasible means of mitigation.

If the natural drainage channel must be altered, the preferred alternative would be to recontour the drainage channel so that it resembled a natural stream. Ideally it would also retain some of the functions of a natural stream by allowing water to percolate into the ground and support the growth of vegetation along its banks.

Native vegetation should be reestablished along natural drainage swales and recontoured drainage swales to control erosion, slow water flows, and provide habitat for wildlife.

Limiting Stormwater Runoff

New developments must be designed so they do not increase downstream flooding hazards. Therefore, the rate and height of stormwater runoff shall be limited to that which occurs on the site under natural conditions (before development).

Drainage Facilities

The preferred method of conveying storm drainage is to carry up to a ten year storm flow in the street and to carry flows that are in excess of the ten year storm in underground pipes.

Any gradient greater than 5 percent that carries yard drainage must have a paved swale, V driveway, or other reinforced means of conducting water to the street or the nearest appropriate drainage way.

For aesthetic purposes and to increase infiltration of water into the soil, local storm drainage that is not in excess of the ten year storm may be routed through riparian drainageways.

Detention ponds, and sediment basins may be used to control water flows, increase infiltration of water into the soil, and reduce downstream erosion, sedimentation, and flooding. Drainage control facilities must meet current criteria established by the San Bernardino County Flood Control District.

Riparian drainageways and detention ponds may be designed so that they become public amenities, suitable settings for trails and parks, or pleasant views along the roadside.

Maintenance

Detention ponds and sediment basins must have regular maintenance. Sediments must be cleaned out each year to ensure that outlet drains remain open and capacity is maintained. Maintenance for detention ponds and sediment basins shall be provided by either a homeowner's association or a maintenance assessment district.

6.2 ARCHITECTURAL STANDARDS

6.2.1 Architectural Character

Hillside conditions often require creative approaches to building design. Meandering streets, clustering of units, varied setbacks, and custom building designs give hillside communities their characteristic charm. Therefore, rather than emphasizing one particular style of architecture, a variety of building types that respond to opportunities and constraints presented by the natural

terrain shall be encouraged. Buildings should be high quality in design and be harmonious with the environmental setting.

6.2.2 Lot Configurations

To minimize the impervious area of a development, reduce grading, and achieve maximum feeling of openness, clustering of units and use of common driveways is encouraged.

When manufactured slopes are owner maintained, lot lines shall be placed at the top of major slope areas to ensure that the slope will not be neglected by the uphill owner. (See Figure 22.) Slopes that face away from a lot should be designated as public landscape easements to be maintained by a landscape maintenance district or homeowner's association.

6.2.3 Building Form

Structures shall be designed to minimize creation of flat pads. On hillsides, split-level buildings, which minimize and hide grading, are encouraged. (See Figure 23.)

Building forms shall complement the form of the surrounding landscape. Massive expanses of unarticulated walls are to be avoided. Building facades shall change plane or overhangs shall be used to create shadow lines and break up massive forms.

Roof lines shall relate to the slope and topography. Totally flat roofs shall be avoided.

Roofs shall not drain onto slopes.

6.2.4 Building Exteriors

Highly reflective materials such as chrome and reflective glass shall not be permitted.

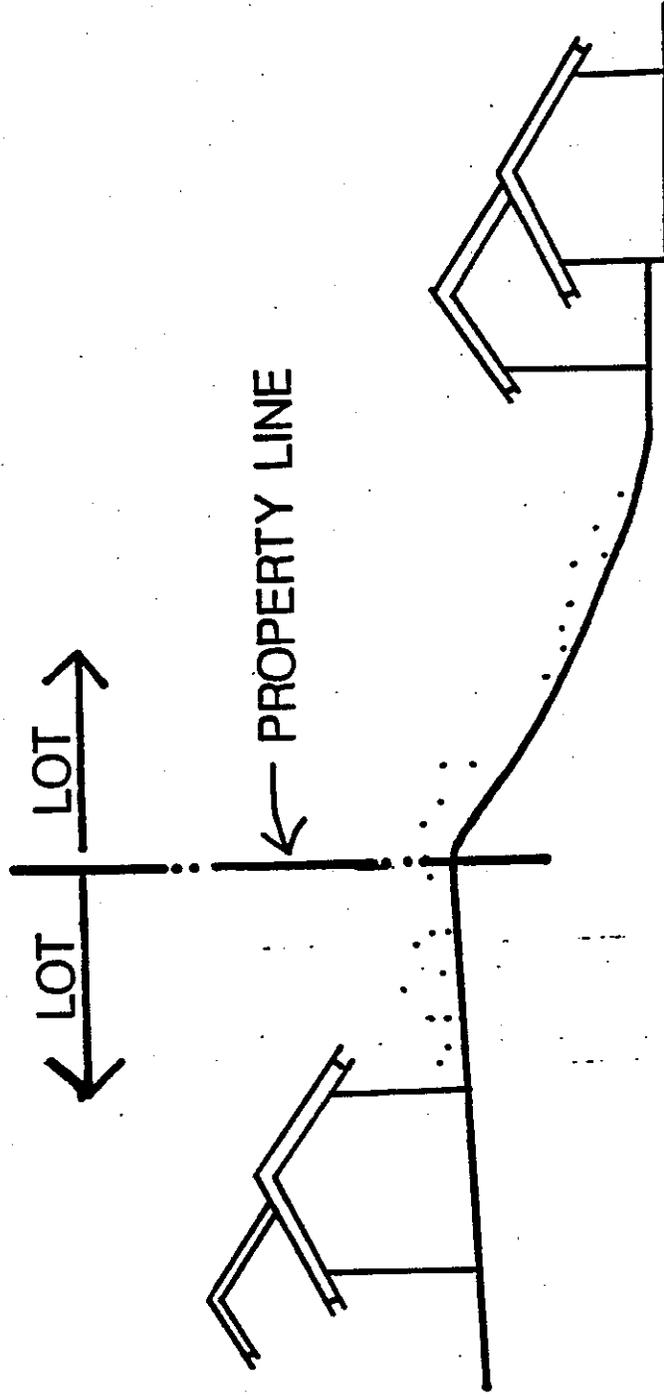
To reduce the likelihood of damage from wildfire, all roofing, building materials, and decks shall be of fire-retardant material. No wood shake roofs shall be permitted. No wood siding shall be permitted except for decorative trim.

Avoid rooftop utilities except for solar energy improvements. Where rooftop utilities are necessary, they shall be hidden from public view by structural elements of the rooftop.

Solar energy improvements should be an integral part of rooftop design.

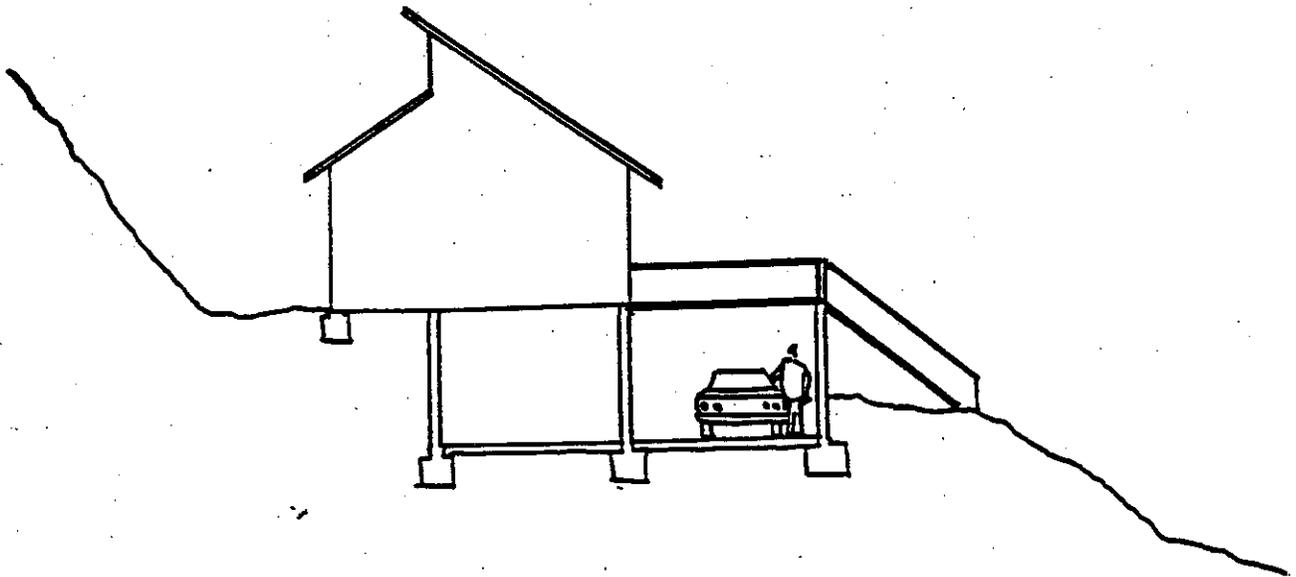
Satellite dishes and large antennas may not be placed within the front setback (between house and street). Satellite dishes and large antennas must be hidden from public view and shall conform with all other requirements of the Municipal Code.

LOT CONFIGURATION



• LOT LINE PLACEMENT WHEN SLOPES ARE HOMEOWNER MAINTAINED •

MINIMIZE TERRAIN DISRUPTION



ON HILLSIDES CONSIDER USING MULTI-LEVEL
STRUCTURES TO MINIMIZE AND HIDE GRADING

6.2.5 Architectural Elements

Continuous rear yard fences and free-standing walls visible from the public right of way shall be coordinated in design and use of materials.

No fence or free-standing wall shall exceed 6 feet in height.

Fences or walls located within the front setback, between street and building, may not exceed 42 inches in height.

Chain-link fencing shall be of a dark color such as green or brown. Chain link fencing shall not be allowed within front setback areas.

6.2.6 Setbacks and Building Locations

In addition to the required setbacks described in the land use standards chapter of the Reche Canyon Specific Plan, the following setback standards shall also apply:

- In the medium density zone, reduced setbacks from the street may be allowed if it can be demonstrated that grading will be substantially reduced and useful private space will still be provided as part of the site. Front setbacks may be reduced to 15 feet from the street provided that the average setback in any block meets the standard of 25 feet from the street. In no case shall a garage entrance be less than 25 feet from the street.
- Buildings located on ridgetops must be set back a minimum of 30 feet from the slope. Buildings with second stories shall be set back an additional 15 feet.
- No structure shall be located over the daylight line between cut and fill.
- For all subdivision developments, hydrologic analysis will determine adequate setback from natural or recontoured swales. Setbacks from swales are necessary for preservation of the swale, public safety, riparian vegetation, and wildlife habitat.

6.2.7 Utilities

All public utilities shall be located underground, preferably in a common trench in a parkway or under the sidewalk.

6.2.8 Safety

In addition to all other building code requirements that may apply to structures in the planning area, all habitable buildings shall be constructed with roof sprinklers and automatic gas shut-off valves.

6.3 LANDSCAPE STANDARDS

6.3.1 Landscape Concept

The establishment of landscape standards for the Reche Canyon Specific Plan area will significantly contribute to its overall aesthetic character. Presently, Reche Canyon projects an open, rural California feeling. Its dry landscape is dominated by many hills sparsely covered with grasses and low growing scrub vegetation. Soft greens and grays with billowy, fine-textured foliage are characteristic.

This hilly setting provides an opportunity to create a distinctive and inspiring image for the community that is different from traditional suburban flatland aesthetics.

The basic goal of the landscape concept is to promote the site's natural characteristics and the open, rural California feeling, which has attracted the people who make Reche Canyon their home. The landscape standards also will help create a unified image for the community by establishing plant palettes and planting patterns to be used in specific landscape conditions within Reche Canyon. Over time, the landscape of the canyon should mature and convey a gracious old California feeling that conveys a sense of ruralness and care for the land.

In addition to aesthetic goals, other important considerations guide the landscape concept. These considerations include protecting the watershed from excessive erosion and sedimentation, stabilizing slopes, reducing fire hazard, responsible use of water, and providing habitat for birds and other wildlife indigenous to the area.

To achieve this, the landscape concept strives to:

- Enhancing the natural landscape by using native and introduced drought tolerant plant species.
- Promote the open rural atmosphere of Reche Canyon by selecting trees that have medium to low heights, fine textured foliage and soft, billowy outlines.
- Unify the planted landscape with the natural landscape by arranging trees and shrubs in informal masses that mimic patterns formed by natural vegetation on the hillsides.
- Establish plant palettes that meet the overall aesthetic goals of the landscape concept and are appropriate for specific landscape conditions and uses such as semi-riparian areas, hillsides, edge conditions, streets, and parks.
- Promote the responsible use of water by primarily using drought tolerant plants and limiting use of turf.
- Provide habitat for birds and other indigenous wildlife by planting native vegetation and retaining natural drainageways.
- Ensure that the watershed is protected and landscape goals are achieved by requiring planting and maintenance of the developed landscape.

6.3.2 General Landscape Requirements

Irrigation

Irrigation must be provided for the proper maintenance of all planted areas. Although drought tolerant plants are recommended for most landscape situations, irrigation systems are still needed to establish new plantings and provide occasional watering during drought or high fire danger periods. Temporary above ground irrigation systems, if principally used for the purpose of establishing new plantings, should be designed to be separate from permanent systems so that they may be abandoned if and when they are no longer needed.

Deep irrigation is preferable to frequent shallow irrigation because it encourages the development of deep root systems which increase soil holding ability.

Water should be withheld towards the end of summer, about mid-September, to allow the soil to dry out before the rainy season. This increases the soil's capacity to absorb water. After September, occasional shallow watering may be necessary to keep plants alive until the rains come.

Planting Season

Because plants are relied upon to bind soil and stabilize slopes, it is important that they be well established prior to the rainy season. Therefore, the preferred time to plant is during spring so that the plants will have time to develop deep root systems before the following rainy season.

Turf

Use of turf shall be limited to relatively flat areas and slopes less than 5 feet in height in areas immediately adjacent to buildings. This is because of the large amount of water necessary to keep turf in good condition and because excessive irrigation can saturate the soil on slopes and lead to slope failure. Also turf has very little soil binding capability. Limiting use of turf within the Reche Canyon area will help conserve water and help achieve the aesthetic goal of maintaining the rural character of the canyon.

Mulch

Use of mulch is encouraged in all landscaped areas except turf areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.

Plant Palettes

Plant palettes are given for specific landscape conditions within the Reche Canyon Specific Plan Area. Final plant selection should be based on site specific information such as exposure,

topography, soil type, cultural compatibility with other plants, water availability, and existing vegetation which could be included in the landscape plan. Native plant materials should be considered first and supplemented with additional plant materials.

6.3.3 Landscape Standards Relating to Slopes

Irrigation

Slopes over 5 feet high must have automatically controlled irrigation systems. Automatically controlled sprinkler systems are preferable to manually controlled ones because they can be adjusted to match watering rates with the infiltration rate of the soil and slope condition, cycling on and off as needed. Cycling on and off is a good way to achieve the desired deep watering without oversaturating the soil and causing erosion and slope failure. An untended sprinkler left on too long can oversaturate a slope and cause it to erode or fail.

Also, watering needs vary not only among plants but with the weather. Irrigation systems will need to be reprogrammed monthly to adjust for varying weather conditions. This practice will help conserve water. This can be accomplished through a community education program that informs homeowners of needed adjustments to their irrigation systems.

Manufactured Rock Slopes

For aesthetic reasons, manufactured slopes in rock shall be provided with soil pockets for landscaping.

Cut and Fill Slopes

All cut and fill slopes within street rights-of-way, on public or common land held by a homeowner's association, and all cut slopes over 5 feet in height and fill slopes over 3 feet in height on other private land must be planted with groundcover (shrubs and/or trees may be planted in addition to groundcover). Slopes over 15 feet in vertical height must also be planted with shrubs not more than 10 feet on center or trees not more than 20 feet on center, or a combination of shrubs and trees at equivalent spacing.

Shrubs shall be arranged in broad informal masses of the same plant materials. These masses shall be combined to form a mosaic pattern similar to that formed by chaparral vegetation.

Either individual plants or hydroseed mixtures of groundcover species may be used for planting groundcover.

Prior to issuance of occupancy permits, the planting on slopes shall be well-established.

Plant Palette for Slopes:

Trees:

Cercidium floridum - Palo Verde
Cercis occidentalis - Western Redbud
Heteromeles arbutifolia - Toyon (North slopes)
Prunus ilicifolia - Hollyleafed Cherry
Pinus coulteri - Coulter Pine
Quercus chrysolepis - Canyon Live Oak
Quercus wislizenii - Interior Live Oak

Shrubs:

Artemesia californica - California sage
Atriplex - Saltbush
Ceanothus - California Lilac
Cercis occidentalis - Western Redbud
Encelia californica - California Encelia
Encelia farinosa - Incienso
Epilobium canum - California Fuschia
Fremontodendron californicum - Flannel Bush
Heteromeles arbutifolia - Toyon (North slopes)
Malosma laurina - Laurel Sumac
Prunus ilicifolia - Holly Leafed Cherry
Romneya coulteri - Matilija Poppy
Rhus ovata - Sugar Bush
Ribes speciosa - Fuchsia Flowering Gooseberry
Yucca schidigera - Mohave Yucca
Yucca whippleii - Foothill Yucca

Groundcovers:

Acacia rodelens var. *ongerup* - Prostrate Acacia *
Baccharis pilularis - Coyote Bush
Ceanothus - California Lilac
Eriogonum fasciculatum - California Buckwheat
Gazania rigens leucolaena - Gazania (provide moderate slope stabilization while longer lived plants mature) *
Iva hayesiana - Hayes Ivy
Rosmarinus officinalis - Rosemary *

* Introduced drought-tolerant plants

6.3.4 Landscape Standards Relating to Streets

Reche Canyon Road

Within Reche Canyon Road's 88 foot right-of-way, there shall be a 14 foot landscaped zone on each side of the street. The landscaped zone on each side of the street shall include a 4 foot wide one way bicycle path adjacent to the street, a 5 foot wide planting area between the bicycle path and the sidewalk, and a 5 foot wide sidewalk along the edge of the right of way.

Landscaping within the street right of way shall be provided and maintained by the City of Colton through its maintenance assessment district.

Precise street planting plans for Reche Canyon Road shall be designed by a Landscape Architect licensed by the State of California.

Trees shall be planted at a minimum density of 6 trees per 200 linear feet of road edge. Trees shall not be uniformly spaced, but shall be arranged in informal groves to screen and direct views. (See Figure 24.) Spacing between groups of trees or between individual trees shall vary but shall not exceed 100 feet. Additional trees should be planted to increase the amount of shade while trees are young and be removed later as the plantings mature.

All trees shall be 15 gallon size minimum.

Shrubs shall be planted in informal masses to screen and frame views. A variety of shrubs chosen from the plant palette shall be used, but like varieties should be grouped together to create a massing effect rather than as a series of individual shrubs.

Shrubs shall be planted at a minimum density of 30 shrubs per 200 linear feet of road edge. A greater amount of shrubs should be planted near intersections to call attention to each intersection and create a rhythmic pattern of planting along the road.

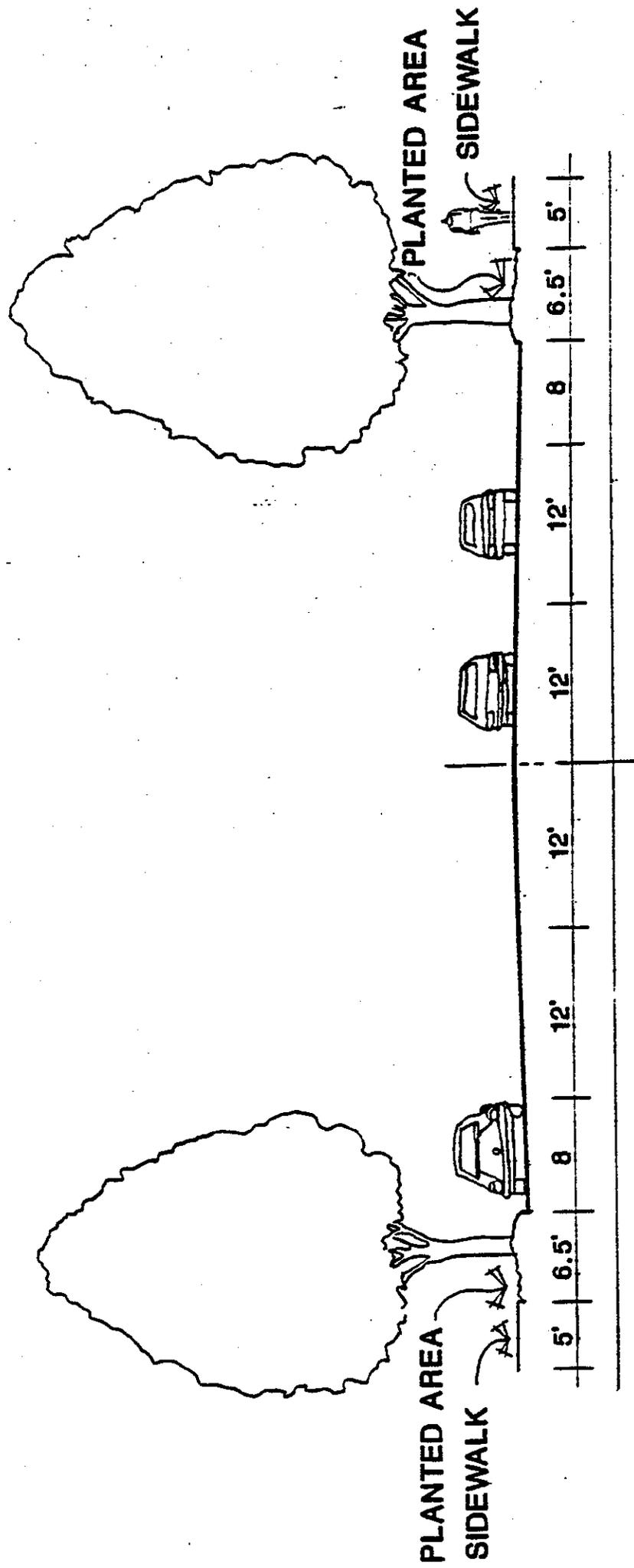
In addition to trees and shrubs, groundcover shall be planted to protect the soil from erosion, slow runoff, and reduce the need for watering. Individual plants or hydroseed mixtures of drought tolerant groundcover species may be used for planting groundcover.

Trees, shrubs, and groundcover selected from the plant palette should be chosen for appropriateness to the specific site conditions along Reche Canyon Road. For example, chaparral type trees and shrubs will favor cool, north-facing exposures, while riparian associated plants such as sycamore will survive best in relatively moist, low-lying areas. For south or west facing exposures, trees and shrubs from coastal sage scrub and desert scrub plant communities will do best.

Scotch Lane

Scotch Lane is currently proposed in Loma Linda as a secondary arterial with an 88 foot right-of-way. This designation has been extended all the way to Reche Canyon Road. Scotch Lane will be developed to City of Loma Linda standards and shall contain a trail for equestrians and hikers within the right-of-way.

RECHE CANYON ROAD - CROSS SECTION



Hillside Collector Streets

On hillside collector streets there will be a 12 foot wide landscape zone on each side of street within the 64 foot right of way. Unless one side of the street is designated as an equestrian trail, each side of the street shall have a 7 foot wide planted area adjacent to the street and a 5 foot wide sidewalk between the planted area and the edge of the right-of-way. If one side of the street is designated as an equestrian trail, then that side of the street shall have a 6 foot wide planted area adjacent to the street, a 3 foot wide trail tread, and a 3 foot wide planted area with low growing groundcover and shrubs between the trail tread and the edge of the right of way.

Trail tread surface may be made of decomposed granite, native soil (if native soil is well-drained and not subject to excessive erosion), or other suitable material. Edging should be provided to contain trail tread material. Edging may be of wood or other suitable material.

Landscaping for the public right of way along hillside collector streets shall be designed by a landscape architect registered by the State of California.

Landscaping and irrigation for the public right-of-way along hillside collector streets shall be installed by the developer.

Maintenance shall be provided by the City of Colton's maintenance assessment district or by a homeowners' association in the case of a subdivision development. Zone 5 of Colton's maintenance assessment district covers the Reche Canyon area. New developments shall be annexed to the maintenance assessment district.

Trees shall be planted at a density of 8 trees per 200 linear feet of roadway and shall be spaced 25 feet on center.

All trees shall be 15 gallon size minimum.

Shrubs shall be planted in informal masses to screen and frame views, and direct foot traffic along the sidewalk or trail. A variety of shrubs chosen from the plant palette shall be used, but like varieties should be grouped together to create a massing effect rather than a series of individual shrubs.

Shrubs shall be planted at a minimum density of 40 shrubs per 200 linear feet of roadway. Additional shrubs should be planted at major intersections to emphasize the intersection and create a rhythmic roadway planting. Intersection plantings should not block sight lines.

In addition to trees and shrubs, groundcover shall be planted to protect the soil from erosion, slow runoff, and reduce the need for watering. Individual plants or hydroseed mixtures of drought tolerant groundcover species may be used for planting groundcover.

Trees, shrubs, and groundcover selected from the plant palette should be chosen for appropriateness to the specific site conditions along hillside collector streets. Therefore the species of trees planted along the streets will vary with site conditions. However a cluttered

appearance is to be avoided. Continuous stretches of the same or similar trees will help give the community a unified appearance.

For hillside collector streets that serve a subdivision development or a canyon area that has a common identity, one theme street tree should be chosen for planting within the public right of way. This will help create a unified image for the community and define its character.

To avoid a cluttered appearance, streets that serve individual land owners should be coordinated in selection of street tree plantings. New landowners providing street trees should plant the same variety of tree as their neighbors. (See Figure 25.)

Hillside Local Streets

Hillside Local Streets shall have a 50 foot wide right of way. Within the 50 foot street right of way, there shall be an eleven foot wide landscape zone on one side of the street and a 7 foot wide landscaping zone on the other. On each side of the street there shall also be a 5 foot wide utility easement adjacent to the street right-of-way.

On one side of the street, within the eleven foot wide landscape zone, there shall be a 6 foot wide planted area adjacent to the street and a 5 foot wide sidewalk between the planted area and the edge of the right of way.

On the other side of the street, within the 7 foot wide landscape zone, there shall be a 7 foot planted area with no sidewalk.

An exception to this standard may be made for private local streets that will be maintained by the owner. These private local streets may have a 40 foot right of way.

Landscaping for the public rights of way along hillside local streets shall be designed by a landscape architect registered by the State of California.

Landscaping for the public rights of way along hillside local streets shall be provided by the developer in the case of a subdivision development or by individual homeowners.

Maintenance shall be provided by individual homeowners, a homeowners' association in the case of a subdivision development, or a maintenance assessment district.

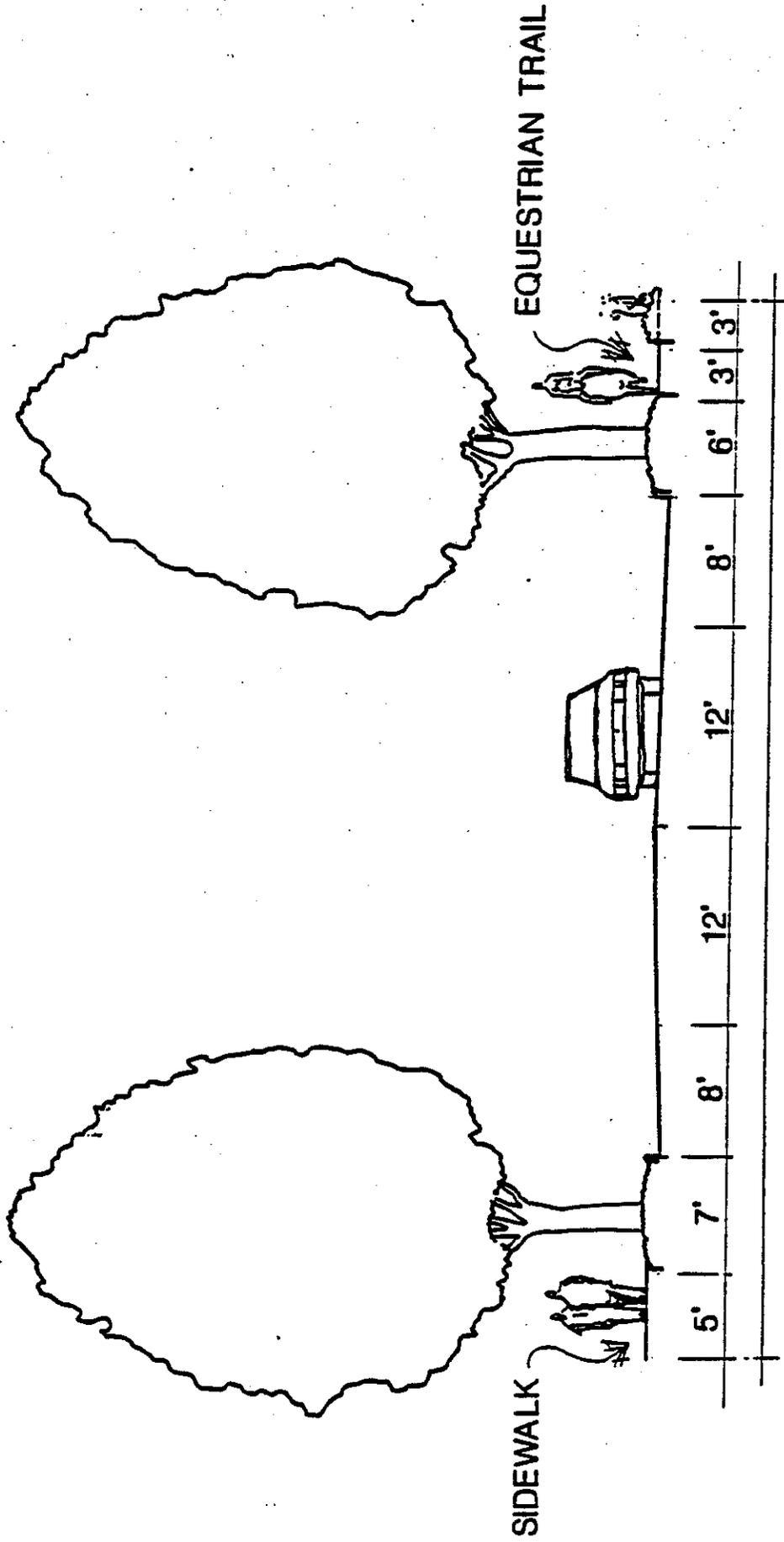
For local streets that serve a subdivision development or a canyon area that has a common identity one theme street tree should be chosen for planting. This will help create a unified image for the community and define its character.

Trees shall be planted at a minimum density of 8 trees per 200 linear feet of roadway (8 trees on each side of the road). Trees shall be spaced 25 feet on center.

All trees shall be 15 gallon size minimum.

Shrubs shall be planted in informal masses to screen and frame views. A variety of shrubs chosen from the plant palette shall be used, but like varieties should be grouped together to create a massing effect rather than a series of individual shrubs.

HILLSIDE COLLECTOR STREET - CROSS SECTION



Shrubs shall be planted at a minimum density of 32 shrubs per 200 linear feet of roadway.

Trees, shrubs, and groundcover selected from the plant palette should be chosen for appropriateness to the specific site conditions along hillside local streets. (See Figure 26.)

Plant Palette for Streets

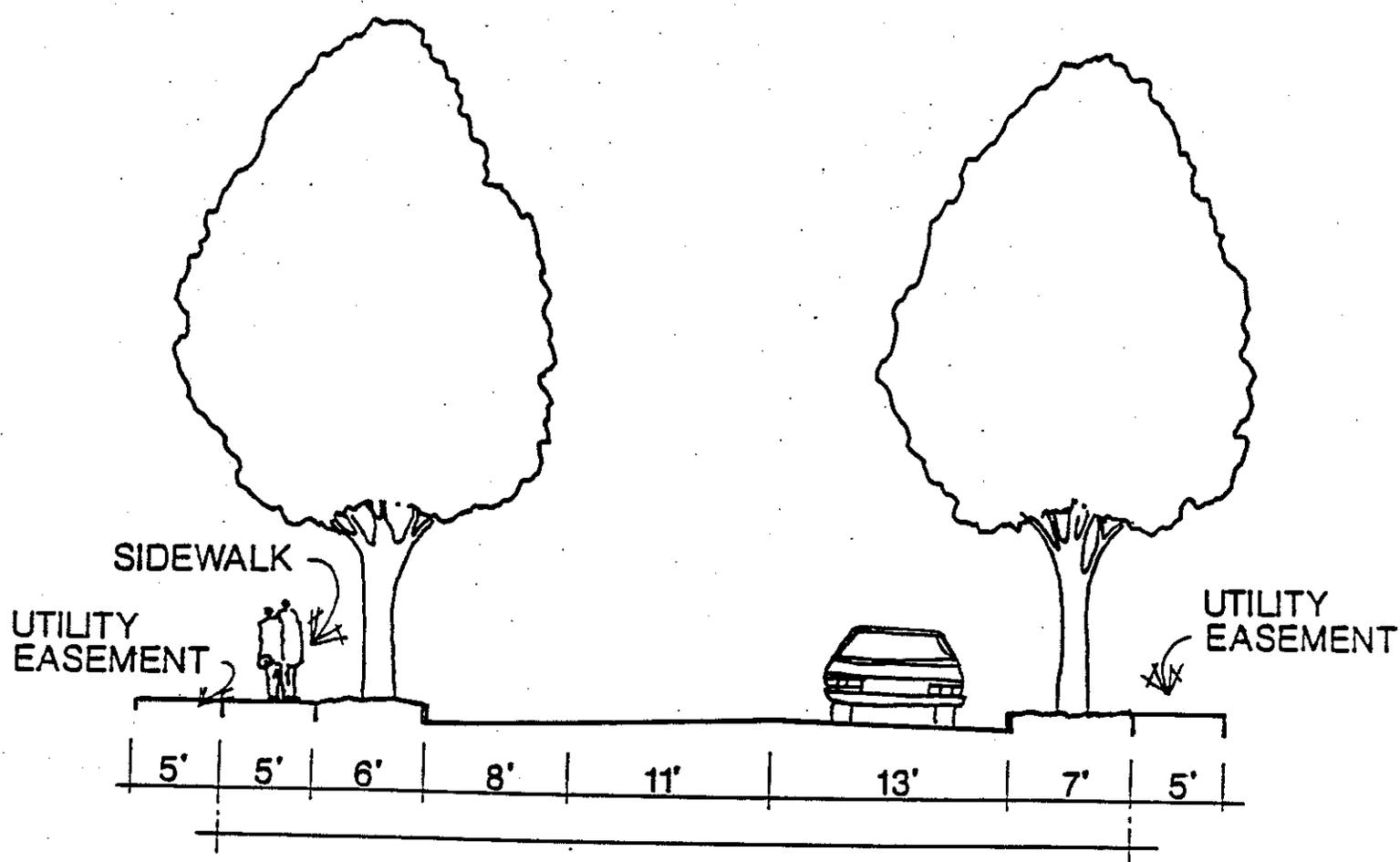
Trees:

Casuarina - Beefwood, She Oak, Australian pine*
Celtis Occidentalis - Hackberry
Celtis sinensis - Chinese Hackberry*
Eucalyptus - medium size varieties (20-60 ft. tall)*
E. citidora - Lemon Gum
E. polyanthemos - Silver Dollar Gum
E. sideroxylon 'Rosea' - Red Ironbark
E. microtheca
E. nicholii - Nichol's Willow leafed Peppermint
E. rudis - Desert Gum
Geijera parvifolia - Australian Willow
Liquidambar
Lyonothamnus floribundus - Catalina Ironwood (groves)
Pinus coulteri - Coulter Pine
Pinus canariensis - Canary Island Pine*
Pinus Halepensis 'Mondale' - Aleppo Pine*
Platanus racemosa - Western Sycamore
Quercus agrifolia - Coast Live Oak
Quercus suber - Cork Oak*
Quercus wislizenii - Interior Live Oak
Quercus chrysolepis - Canyon Live Oak

Shrubs:

Arctostaphylos glauca - Big Berry Manzanita
Baccharis pilularis - Dwarf Coyote Bush
Ceanothus - California Lilac
Heteromeles arbutifolia - Toyon
Rhus ovata - Sugar Bush
Encelia californica - California Encelia
Encelia farinosa - Incienso
Juniperus species - Juniper*

HILLSIDE LOCAL STREET - CROSS SECTION



Groundcovers:

Achillea species - Yarrow
Atriplex glauca - Saltbush*
Atriplex semibacatta - Australian Saltbush*
Baccharis pilularis - Dwarf Coyotebush
Ceanothus griseus horizontalis 'Yankee Point' - Carmel Creeper
Epilobium canum - California Fuchsia
Eriogonum fasciculatum - California Buckwheat
Lupinus nanus - Annual Lupine
Rosmarinus officinalis - Rosemary
Santolina chamaecyparissus - Lavender Cotton*

* Introduced drought-tolerant species

6.3.5 Landscape Standards Relating to Residential Subdivision Development

Prior to occupancy, the developer shall provide landscaping for street rights-of-way, public or common land held by the homeowner's association (including drainageways), and manufactured slopes over 5 feet in height. Furthermore, landscaping on slopes shall be well-established prior to issuance of occupancy permit.

The developer must provide irrigation systems for the proper maintenance of all planted areas. Manufactured slopes greater than 5 feet in height shall be provided with automatically controlled irrigation systems.

Provisions for replacement and maintenance of developer-provided plantings shall be included as part of the covenants of home ownership within the development.

The developer shall guarantee plantings for a period of three years and replace all dead plants.

To preserve a positive image of the community and protect the watershed and adjacent properties from damage due to flooding and slope failure, it is important that consistent maintenance be provided for all street rights of way, public or common areas, and major slope areas.

A homeowners' association or landscape maintenance district shall assume responsibility for maintenance of all plantings on street rights of way, public open space, and major slope areas. Minor slope areas and other areas located on private land may be homeowner-maintained but must meet a consistent level of maintenance established by the covenants of the development.

Plant materials used within the public rights of way, public open space, and major slope areas shall be selected from palette(s) given in the Reche Canyon Specific Plan that are appropriate to conditions on site (i.e. street, semi-riparian area, hillside). For roadways within a subdivision development, one theme street tree should be chosen to be used within the development. This will help define the character and identity of the development.

6.3.6 Landscape Standards Relating to Semi-Riparian Areas

Semi-riparian areas occur along drainage ways, and where water is intermittently present. The intermittent availability of water makes possible the growth of vegetation that requires moist conditions but not the constant supply of water typical of stream side conditions; hence the name semi-riparian. Once established these plants should require very little maintenance aside from occasional thinning and selective removal if plants are interfering with drainage.

The benefits of incorporating semi-riparian areas within a development are many. The vegetation can be used to stabilize banks of recontoured drainage swales, slow the flow of water and increase infiltration into the ground, become a visual amenity for people to enjoy, and provide habitat for birds and other wildlife.

Providing habitat for wildlife such as raptors will have the added benefit of aiding homeowners with rodent control. Controlling the rodent population in hillside communities is important because their burrowing can weaken slopes. Rodents can become a problem if their populations get too large, because they can weaken slopes with their burrowing. Planting some tall trees within the semi-riparian areas and leaving a few dead trees will encourage the presence of raptors such as hawks and owls.

Other wildlife that preys on rodents and is valuable to the homeowner includes weasels and gopher snakes. Low growing vegetation along intermittent drainageways will provide cover for these predators. Homeowners should also become knowledgeable about the role snakes play in rodent control and be able to identify the different snake species indigenous to the canyon so that they do not kill non poisonous snakes unnecessarily.

Semi-riparian areas that are altered by development shall be landscaped with native vegetation chosen from the plant palette. Rather than limiting plant selection to only a few species, a broad variety of plants shall be used. This will provide a variety of food and cover conditions for birds and other wildlife. Over time the plants most suited to the specific environmental conditions of the area will increase.

Plant Palette for Semi-Riparian Areas

Trees:

- Cercidium floridum - Palo Verde
- Populus fremontii - Fremont Cottonwood
- Platanus racemosa - Western Sycamore
- Chilopsis linearis - Desert Willow

Shrubs:

- Heteromeles arbutifolia - Toyon
- Prunus ilicifolia - Holly Leafed Cherry
- Rhamnus californica - Coffee Berry
- Rhus ovata - Sugar Bush

Ribes speciosum - Fuschia Flowering Gooseberry
Sambucus mexicana - Elderberry

Low-growing Shrubs and Groundcovers:

Baccharis pilularis - Dwarf Coyote Bush
Eriogonum fasciculatum - California Buckwheat
Encelia californica - California Encelia
Encelia farinosa - Incienso
Epilobium canum - California Fuschia
Iris douglasiana - Iris
Mimulus - Monkey Flower

6.3.7 Landscape Standards relating to Edge Conditions

Between development and natural open space a fuel modification line or fire break shall be provided. The purpose of this zone is to reduce the intensity of a fire around buildings in the event of a wildfire. This is done by reducing the amount and height of vegetative fuel in the area immediately surrounding the building.

This zone shall be at least 100 feet wide. Additional footage may be required by the county fire marshall. Within this zone the first 30 feet from any building shall be cleared of all native vegetation and landscaped with low growing fire-retardant plants. Within the next 70 feet of the fuel modification zone, most existing native plants shall be thinned, cleared of dead wood, and trimmed to a height of 18 inches from the ground. Some specimen shrubs may remain but should be trimmed to reduce the amount of fuel they could provide in the event of a fire. Trees may be planted in this zone but they should be located where their branches will not hang over roofs.

On hillsides, the need to reduce fuel has to be balanced by the need to maintain slope stability. When it rains immediately after a fire, the damage to unprotected slopes can be devastating. Therefore, it is often preferable to leave existing native plants in place because of their extensive root systems which bind the soil, than to be in a hurry to eradicate them because of fire concerns. Fuel load can be reduced in large native plants by removing all dead wood, removing some branches, and trimming to a smaller size. All groundcovers listed in the plant palette for hillside conditions have good soil binding capabilities.

6.3.8 Landscape Standards Relating to Parks and Trails

The proposed parks and trails plan of the Reche Canyon Specific Plan identifies possible locations for parks and proposes a system of trails which includes one main trail within the Reche Canyon Channel right-of-way for equestrians and hikers, loop trails for equestrians and hikers which will be located both within roadway right-of-ways and through natural areas, and a bicycle trail that is located within the right-of-way along Reche Canyon Road.

Landscape design and plant selection for parks and trails within Reche Canyon will be based on the intended use of the park or trail and site specific factors such as exposure, topography, soil type, water availability, and existing vegetation that can be incorporated into the planting plan.

Planting plans for parks and trails within Reche Canyon shall be designed by a landscape architect, licensed by the State of California.

Trails which are located within street right-of-ways will be landscaped to conform to the standards that apply to street landscaping and will be landscaped with plants chosen from the plant palette for streets. Trails which are located along the flood control channel and through natural areas will be landscaped with plants selected from the plant palette for parks and trails at the end of this section. Plant sizes and quantities shall be determined by what will work best given each site condition. In many cases, especially trails which lead through natural terrain, all that may be needed is to hydroseed special areas with a mixture of native plant species.

Adequate sight distances shall be maintained at all intersections and drive approaches.

The plant palette for parks and trails features native California plant species. Landscaping the parks and trails with native plants will help link the natural environment with the developed environment as well as preserve a sense of what the native California landscape is like for future generations.

6.4 TRAIL STANDARDS

This section details the standards required for the bicycle, hiking and equestrian trails

6.4.1 Bicycle Trail

The bicycle trail along Reche Canyon Road shall be divided into two one-way lanes, one lane on each side of the road within the landscape right-of-way.

Trail width shall be 4 feet for each lane.

Trail surface shall be asphalt paving.

6.4.2 Trails for Hikers and Equestrians

Trail tread width shall be 3' minimum.

All trees shall be trimmed to a 10 foot minimum overhead clearance.

A clearance width of 10 feet should be maintained along the path of the trail. Within this area there should not be any major obstructions such as fences or large dense shrubbery that would interfere with horses stepping off the trail to allow passing.

Trail surface shall be of decomposed granite or other suitable material. If necessary, trails within street right-of-ways may be provided with edging of wood or other suitable material to contain the trail tread material and provide a tidy appearance.

Standard dedication width for trails which are not located within public right-of-ways shall be 10 feet.

Adequate sight distances shall be maintained at all intersections and drive crossings.

Plant Palette for Parks and Trails

Trees:

Cercis occidentalis - Western Redbud
Heteromeles arbutifolia - Toyon (may be trained as tree)
Juniperous californica - California Juniper
Platanus racemosa - California Sycamore
Pinus coulteri - Coulter Pine
Pinus monophylla - Pinyon Pine
Pinus quadrifolia - Four Leafed Pinyon Pine
Quercus wislizenii - Interior Live Oak
Quercus chrysolepis - Canyon Live Oak

Shrubs:

Arctostaphylos glauca - Big Berry Manzanita
Baccharis pilularis - Dwarf Coyote Bush
Ceanothus - California Lilac
Cercocarpus betuloides - Mountain Mahogany
Dendromecon rigida - Bush Poppy
Eriogonum fasciculatum - California Buckwheat
Fremontodendron californicum - Flannel Bush
Garrya flavescens - Silver Silktassel
Heteromeles arbutifolia - Toyon
Rhamnus californica - Coffee Berry
Rhus ovata - Sugar Bush
Rhus trilobata - Squaw Bush
Ribes speciosum - Fuchsia Flowering Gooseberry
Yucca schidigera - Mojave Yucca (Eastern drains Blue Mt.)
Yucca whipplei - Foothill Yucca

Groundcover:

Achillea species - Yarrow
Epilobium canum - California Fuchsia
Lupinus nanus - Annual Lupine

RECHE CANYON SPECIFIC PLAN

CHAPTER SEVEN:

IMPLEMENTATION

7.1 INTRODUCTION

Chapters Four, Five and Six of this specific plan provide a comprehensive set of development standards for the implementation of the Reche Canyon Specific Plan. This chapter outlines specific plan programs that should be implemented through a set of private and public actions by the City of Colton, the City of Loma Linda, and San Bernardino County.

7.2 ADOPTION OF THE SPECIFIC PLAN

7.2.1 City of Colton

Adoption of the Specific Plan as formal City of Colton public policy in the portion of the planning area within Colton's corporate limits is the primary implementation tool. Consistent application of the standards contained herein will ensure the implementation of the goals of this plan over time. It is recommended that this plan be adopted as an amendment to the City of Colton Zoning Ordinance, thereby giving the plan equal legal stature with other zoning requirements. The entire Reche Canyon Specific Plan area within the corporate limits of the City of Colton is recommended for redesignation as a Specific Plan (SP) Zone pursuant to Colton Municipal Code Section 18.12.155.¹

7.2.2 City of Loma Linda

Adoption of the Reche Canyon Specific Plan as public policy, but not as a separate zone, in the portion of the planning area within Loma Linda's corporate limits is recommended. Because present Loma Linda zoning in the planning area requires specific plans for all development, this document can serve as an overriding set of policies that will guide the development of these more precise specific plans.

¹ With the exception of TT12201, which was approved by the City Council prior to the approval of this specific plan, and has densities greater than otherwise permitted in the Low Density land use classification. Zoning in this area shall remain RE/PC as per the Colton Municipal Code. Refer to the asterisk on Figure 12.

7.2.3 County of San Bernardino

Adoption of the Reche Canyon Specific Plan as public policy, but not as separate zoning, in the unincorporated portions of the planning area is recommended. Specifically, street cross-section, alignment, intersection and trails standards should be implemented by the County in unincorporated territory. Development standards contained in this specific plan should be applied by the County as applicable and as recommended throughout this document.

7.3 PHASING

Given the scattered nature of development within Reche Canyon, and the number of jurisdictions involved, no phasing plan is recommended for the canyon. Rather, future development should occur as land becomes available for development in a manner consistent with the development policies of this specific plan.

The extension of all public improvements, the widening of roadways, the extension of public utilities and facilities, and the improvement of all flood control facilities outside Reche Canyon channel shall be funded entirely by the individual development. This may include the assessment of impact fees, or off-site improvements funded directly by the developer, as from time-to-time required to mitigate off-site impacts that result in whole or in part from any one development.

7.4 ANNEXATION

Upon the adoption of this specific plan as policy by the County of San Bernardino, it shall be the policy of the County and of the City of Colton to annex all unincorporated land subject to urban development into the City of Colton prior to the approval of any development permit for urban development.

For the purposes of this section, urban development shall be defined as any one of the following:

- Any subdivision of land that would result in at least one lot being less than one (1) acre in size.
- Any subdivision of land that would result in more than four (4) lots.

7.5 GENERAL PLAN AMENDMENT

Upon adoption of this Specific Plan, the General Plan should be amended to incorporate this specific plan in its entirety.

7.6 FINANCING

The City of Colton is strongly encouraged to explore the creation of a number of improvement districts and benefit assessment districts in the Reche Canyon Specific Plan area. Improvement districts and benefit assessment districts can be used to provide needed public right-of-way improvements within the project area, with benefiting properties paying for these improvements over a period of years.

Landscape maintenance can be financed through the expansion of the existing landscape maintenance district.

Available assessment district tools with the most promise include the following:

- 1911, 1913 or 1915 Act Districts - Originally established early in the century, these districts can be used effectively to provide a wide range of public improvements including street improvements. Establishment of such districts requires a finding of direct benefit to affected property owners. Bonds may be issued for a term not to exceed 40 years at a maximum allowable interest rate of 12%. Bonds are retired through special assessments against benefiting properties. A two-thirds vote is not required for these districts.
- Landscape and Lighting Act of 1972 Districts - These districts can be established to install, construct, maintain and service landscape and lighting improvements in public places, such as landscape improvements along Reche Canyon Road. Bonds may be issued for a term not to exceed 40 years at a maximum allowable interest rate of 12%. Bonds are retired through special assessments against benefiting properties. A two-thirds vote is not required for these districts.
- Mello-Roos Community Facilities Districts - These special districts can be used to finance a wide variety of public facilities, and a limited range of services (e.g., police and fire). A special tax is placed on the property. This type of district is popular in newly developing areas.

7.7 PROJECT SUBMITTAL AND REVIEW REQUIREMENTS

For all development within the City of Colton's portion of the planning area, or for any development wishing to annex to the City of Colton within the planning area, the Planning Commission shall have full authority to review development plans or other entitlements, and may approve subject to conditions, or disapprove any entitlement application based upon its conformity with the provisions of the Specific Plan and as hereinafter set forth.

7.7.1 Submission of Applications

Applications for entitlements subject to the provisions of this Specific Plan shall be made to, and in the number prescribed by, the Planning Commission. Applications for entitlements shall be considered incomplete unless and until they contain the following:

- An application for an appropriate development permit pursuant to the provisions of this Specific Plan and applicable portions of the Colton Municipal Code.
- A dimensioned site plan(s), drawn to a scale of 1" = 40' or larger that identifies the property lines of the property being proposed for development (or use); existing structures to remain; existing structures to be removed; proposed structures; proposed parking areas and driveways; proposed landscaping areas, and the location of all mature trees on the site noting the elevation of the trees at their base.
- A vicinity map illustrating the relation of the project site to other properties in the Specific Plan area. This should be provided as part of the site plan.
- Architectural plans of all structures proposed including floor plans, building elevations, and roof plans. Architectural plans shall contain such detail as to clearly illustrate the finished appearance of all structures including the identification of exterior materials and colors. Said plans shall be prepared by an architect licensed in the State of California.
- Preliminary grading plans.
- A soils suitability study, and a hydrologic study.
- Tentative land division or subdivision maps (if applicable).
- An initial environmental assessment questionnaire, provided by the City, answering all questions regarding potential environmental impact of the proposed project.
- Any and all other data and information as required elsewhere in this Specific Plan, or that is deemed necessary for adequate review of any project by the Planning Commission.

7.7.2 Planning Commission Review and Action

The Planning Commission may, after holding hearings, approve an application for development or a modification to an existing permit within the Reche Canyon Specific Plan area. In no event, however, shall the Planning Commission approve or conditionally approve said application unless and until the following findings have been made in writing.

- That the project is consistent with the land use designation, policies, goals, objectives and standards of the General Plan and the Specific Plan.
- That the applicant has produced sufficient proof that the use will not be injurious or detrimental to the public health, safety, or welfare or to the property in the vicinity or the zone in which the use will be situated, and that said effects can be prevented with the

imposition of conditions; and that the permit is necessary for the owner of the property to make reasonable use of the property.

- That the proper performance standards and conditions are, wherever necessary, imposed upon the uses which are, or which reasonably may be expected to become obnoxious, dangerous, offensive, or injurious to the health, safety or welfare of the public or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances.
- That the integrity and character of the zone in which the use will be located, the utility and value of property in the zone and adjacent zones, and the integrity of zones in incorporated areas of the proposed use is within the sphere of interest of such incorporated area has been preserved.
- That the use will not be or become detrimental to the public interest, health, safety, convenience or to the general welfare.

7.7.3 Entitlement Modifications and Adjustments

- Entitlements granted pursuant to this specific plan may be modified pursuant to the provisions of the Colton Municipal Code Chapter 18.32.
- Minor adjustments to entitlements granted pursuant to this specific plan may be granted pursuant to the provisions of the Colton Municipal Code Section 18.32.030.

7.7.4 Specific Plan Amendment

Any amendment to this Specific Plan shall be processed in accordance with the provisions for amending a Specific Plan pursuant to the Municipal Code.

7.7.5 Appeals

Appeals to decisions regarding procedures, requirements or actions made on a development application shall be conducted in compliance with applicable sections of the Colton Municipal Code.